

# UNOFFICIAL COPY

**THIS DOCUMENT PREPARED BY:**

Andrew M. Sachs, Esq.  
Robbins, Salomon & Patt, Ltd.  
180 N. LaSalle Street, Suite 3300  
Chicago, Illinois 60601



Doc#: 1405619082 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2014 02:34 PM Pg: 1 of 3

**PROPERTY ADDRESS:**

2424 W. Grand Avenue  
Chicago, Illinois 60612

**PERMANENT INDEX NUMBERS:**

16-12-218-017-0000, 16-12-218-018-0000,  
16-12-218-019-0000, 16-12-218-020-0000,  
16-12-218-023-0000, 16-12-218-024-0000,  
16-12-218-025-0000, 16-12-218-026-0000,  
16-12-218-027-0000 & 16-12-218-028-0000

**AFTER RECORDING RETURN TO:**

Jonathan M. Aven, Esq.  
180 N. Michigan Avenue, Suite 2105  
Chicago, Illinois 606061

REAL ESTATE TRANSFER 02/25/2014



COOK \$1,015.00  
ILLINOIS: \$2,030.00  
TOTAL: \$3,045.00

16-12-218-017-0000 | 20140201600456 | 72ZGS4

## WARRANTY DEED (Illinois)

THE GRANTORS, SACHS PROPERTIES, INC., 1/1/a Sachs Motor Truck Sale Company, and Illinois corporation (as to Parcel 1), and GRAND & WESTERN PROPERTIES, LLC, an Illinois limited liability company (as to Parcels 2, 3 and 4), created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for the consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEY and WARRANT to KOHLMA INVESTMENTS, LLC, an Illinois limited liability company, Grantee, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through buyer, all special governmental taxes or assessments confirmed and unconfirmed, and general taxes for the year 2013 and subsequent years.

REAL ESTATE TRANSFER 02/25/2014



CHICAGO: \$15,225.00  
CTA: \$6,090.00  
TOTAL: \$21,315.00

J58907  
2/18/14

16-12-218-017-0000 | 20140201600456 | 2VLQVE

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601 3

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**IN WITNESS WHEREOF**, said Grantors have caused their names to be signed to these, this 19<sup>th</sup> day of February, 2014.

**SACHS PROPERTIES, INC.**, an Illinois corporation

By: \_\_\_\_\_

Howard R. Sachs, President

**GRAND & WESTERN PROPERTIES, LLC**, an Illinois Limited Liability Company

By: \_\_\_\_\_

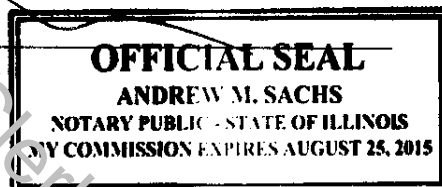
Howard R. Sachs, Manager

State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Howard R. Sachs, personally known to me to be the President of **SACHS PROPERTIES, INC.**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of February, 2014.

NOTARY PUBLIC

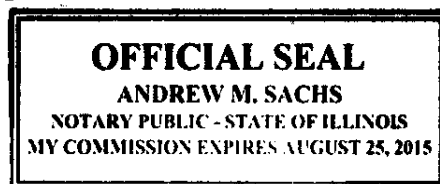


State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Howard R. Sachs, personally known to me to be the Manager of **GRAND & WESTERN PROPERTIES, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of February, 2014.

NOTARY PUBLIC



**PLEASE MAIL TAX BILLS TO:**

Kohlma Investments LLC  
2600 W. Grand Ave.  
Chicago IL 60612

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 20, 21, 22, 23, 24 AND 25, ALL IN BLOCK 1 IN GAGE AND McKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOTS 20 TO 22 INCLUSIVE IN BLOCK 1 LYING SOUTH OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 320.0 FEET SAID CURVE STARTING AT THE INTERSECTION OF THE EASTERLY LINE OF LOT 19 OF THE AFORESAID SUBDIVISION AND THE NORTHERLY LINE OF THE LAND TAKEN FOR STREET BY ORDINANCE RECORDED AS DOCUMENT 84760 AND ENDING AT THE SOUTHWESTERLY CORNER OF SAID 22 IN THE AFORESAID SUBDIVISION), IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 11, 12, 13 AND 14 IN BLOCK 1 IN GAGE AND McKEY'S SUBDIVISION OF 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM EACH OF SAID LOTS THAT PART LYING EAST OF A LINE DRAWN 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 12 TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOTS 15, 16 AND 17 (EXCEPT PART TAKEN FOR EXTENSION OF WEST INDIANA STREET) IN BLOCK 1 IN GAGES AND McKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE STREET AND EXCEPT THAT PART OF SAID LOTS LYING WITHIN THE EAST 50 FEET OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

LOTS 18 AND 19 IN SUB <sup>Block 1</sup> ~~BLOCK 1~~ IN GAGES AND McKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR INDIANA AVENUE AND EXCEPT THAT PART TAKEN FOR WIDENING OF GRAND AVENUE AND WESTERN AVENUE) IN COOK COUNTY, ILLINOIS.

2424 W. Grand Avenue  
Chicago IL 60612-1422