

# UNOFFICIAL COPY



Doc#: 1406434044 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2014 01:42 PM Pg: 1 of 4

**This document was prepared by:**

Kristin L. Dunlap, Esq.  
Horwood Marcus & Berk Chartered  
500 W. Madison, Suite 3700  
Chicago, Illinois 60661

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Property of Cook County's Office

## SPECIAL WARRANTY DEED

SP ROSCOE, LLC, an Illinois limited liability company, having an address of 400 North LaSalle Street, Suite 805, Chicago, IL 60654 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by TBS ROSCOE II, LLC, an Illinois limited liability company, having an address of 3754 N. Southport Avenue, Chicago, Illinois 60613 ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor hereby WARRANTS AND CONVEYS to Grantee, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

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REAL ESTATE TRANSFER 02/13/2014



CHICAGO: \$30,000.00  
CTA: \$12,000.00  
TOTAL: \$42,000.00

14-21-304-022-0000 | 20140201602079 | 2MABNR

REAL ESTATE TRANSFER 02/13/2014



COOK \$2,000.00  
ILLINOIS: \$4,000.00  
TOTAL: \$6,000.00

14-21-304-022-0000 | 20140201602079 | CYX486



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## EXHIBIT "A"

### LEGAL DESCRIPTION

THE WEST 41 FEET OF THE EAST 82 FEET OF ALL OF LOTS 7, 8, 9 AND 10 IN THE SUBDIVISION OF LOT 15 IN HUNLEY'S RESUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 AND 37 INCLUSIVE IN PINE GROVE, BEING A SUBDIVISION OF THE FRACTIONAL SECTIONAL 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-21-304-022-0000

Commonly Known As: 646-648 W. Roscoe, Chicago, Illinois 60657  
*st.*

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## EXHIBIT "B"

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES WHICH ARE NOT YET DUE AND PAYABLE FOR THE SECOND INSTALLMENT OF TAXES FOR THE 2013 CALENDAR YEAR AND SUBSEQUENT YEARS.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. AGREEMENT RECORDED NOVEMBER 15, 1915 AS DOCUMENT 5752185 MADE BY ELIZABETH KELLING WITH ARTHUR E. WEBB, RELATING TO THE ENCROACHMENT OF A BAY WINDOW AND FENCE SITUATED UPON THE EAST 41 FEET OF LOTS 7 TO 10 OVER AND UPON THE LAND AND PROVIDING THAT OBSTRUCTION OR DEMOLITION OF THE BUILDINGS ON SAID EAST 41 FEET OF SAID EAST 41 FEET, LOTS 7 TO 10 SHOULD BE ERRECTED WHOLLY WITHIN THE BOUNDARY OF SAID EAST 41 FEET OF SAID LOTS 7 TO 10.
4. ENCROACHMENT OF 8 INCH BRICK WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHEASTERLY AND ADJOINING BY APPROXIMATELY 0.07 OF A FOOT AS DISCLOSED BY THE PLAT OF SURVEY PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, DATED MARCH 21, 2013, NUMBER 12-85545.
5. ENCROACHMENT OF THE BUILDING LOCATED SOUTHWESTERLY AND ADJOINING, ONTO LAND BY .04 FEET AS DISCLOSED BY AFORESAID SURVEY.
6. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY OVERHEAD WIRES LOCATED AT THE NORTHWESTERLY CORNER OF THE LAND AS SHOWN ON AFORESAID SURVEY.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]