

# UNOFFICIAL COPY



Doc#: 1409041084 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2014 12:16 PM Pg: 1 of 4

This instrument prepared by:

Christina Brotto  
BrottoFreel LLC  
32 South Adams Street  
Hinsdale, Illinois 60521

After recording return to:

Theodore W. Wroblewski  
Attorney At Law  
111 West Washington Street, Suite 1900  
Chicago, Illinois 60602

Mail subsequent tax bills to:

John Liu  
1205 E. Madison Park  
Chicago IL 60615

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this <sup>25<sup>th</sup></sup> ~~7<sup>th</sup>~~ day March of \_\_\_\_\_, 2014, by **HP DORCHESTER, LLC**, an Illinois limited liability company, whose mailing address is 1234 North Halsted Street, Chicago, Illinois 60622 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby SELLS AND CONVEYS to **4840 SOUTH DORCHESTER, LLC**, an Illinois limited liability company ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF BLOCK 6 IN LYMAN, LARNOD AND WOODBRIDGES SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF MADISON AVENUE 108 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG SAID WEST LINE OF MADISON AVENUE 121 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 TO A POINT 97 FEET EAST OF THE WEST LINE OF SAID BLOCK 6; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF MADISON AVENUE 121 FEET; THENCE EAST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4840 South Dorchester Avenue, Chicago, Illinois 60615

PIN(s): 20-11-205-021-0000

**Box 400-CTCC**

S N  
P 4  
S N  
SC V  
INT 11

89 36586 D25109 182  
1/2

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Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor **WILL WARRANT AND DEFEND**, the premises for the period of time that Grantor held fee simple title to the premises against all persons lawfully claiming by, through or under the Grantor, but none otherwise.

*[Signature on following page.]*

Cook County Clerk's Office

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**IN WITNESS WHEREOF**, this Special Warranty Deed has been executed by the Grantor on and as of the date first above written.

**GRANTOR:**

**HP DORCHESTER, LLC**, an Illinois limited liability company

Zafar Hussain  
 Zafar Hussain, Sole Member

Date: 2/26/14



STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT Zafar Hussain, as the Sole Member of **HP DORCHESTER, LLC**, an Illinois limited liability company, is 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, sealed and delivered the instrument as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.


Given under my hand and notarial seal, this 26<sup>th</sup> day of February, 2014.

[Signature]  
 Notary Public

My commission expires on 8/20/15

REAL ESTATE TRANSFER	03/10/2014
 	COOK \$325.00
	ILLINOIS: \$650.00
	TOTAL: \$975.00
20-11-205-021-0000   20140201605331   L6J113	



REAL ESTATE TRANSFER	03/10/2014
	CHICAGO: \$4,875.00
	CTA: \$1,950.00
	TOTAL: \$6,825.00
20-11-205-021-0000   20140201605331   9WJQZA	

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## Exhibit B

### Permitted Exceptions

1. All of the title exceptions set forth on Schedule B of Chicago Title Insurance Company Owner's Policy No. 1401 008936586 D2 effective as of \_\_\_\_\_.

Property of Cook County Clerk's Office

COOK COUNTY  
 RECORDER OF DEEDS  
 SCANNED BY \_\_\_\_\_

COOK COUNTY  
 RECORDER OF DEEDS  
 SCANNED BY \_\_\_\_\_