



Doc#: 1409747029 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2014 11:24 AM Pg: 1 of 4

AFTER RECORDING MAIL TO:  
Meltzer, Purtill & Stelle LLC  
Attn: Reuben Warshawsky  
300 S. Wacker Drive, #3500  
Chicago, IL 60606

SEND SUBSEQUENT  
TAX BILLS TO:  
Edgewater Storage, LLC  
c/o Banner Property Management, LLC  
500 Skokie Blvd., #500  
Northbrook, IL 60062

40066290 1/1

GT (43)

SPECIAL WARRANTY DEED



THIS INDENTURE is made as of March 31, 2014 between FirstMerit Bank, N.A. ("Grantor"), and Edgewater Storage, LLC, a Delaware limited liability company ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Address: 1809-35 W. Devon/6301 N. Ravenswood, Chicago, IL 60660  
P.I.N.(S): 14-06-201-014-0000 & 14-06-201-015-0000


Legal Description:

PARCEL 1: LOTS 1, 2, 3 AND 4 IN BLOCK 4 IN HIGHRIDGE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF THE NORTH/SOUTH 16-FOOT VACATED ALLEY, LYING WEST OF THE WEST LINE OF LOTS 1 TO 4, BOTH INCLUSIVE; LYING EAST OF THE EAST LINE OF LOTS 5 TO 8, BOTH INCLUSIVE; LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8; AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 4 TO THE SOUTHEAST CORNER OF LOT 5, ALL IN BLOCK 4 IN "HIGHRIDGE" BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		03/31/2014
	COOK	\$800.00
	ILLINOIS:	\$1,600.00
	TOTAL:	\$2,400.00

14-06-201-015-0000 | 20140301604713 | 6R8645

REAL ESTATE TRANSFER		03/31/2014
	CHICAGO:	\$12,000.00
	CTA:	\$4,800.00
	TOTAL:	\$16,800.00

14-06-201-015-0000 | 20140301604713 | J11524

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PARCEL 3: THE NORTH 225.0 FEET OF LOT 'B' IN HIGHRIDGE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that 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 herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached Exhibit A.

(SIGNATURE PAGE FOLLOWS)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

FIRSTMERIT BANK, N.A.,

Matthew Smith

By: Matthew Smith  
Its: Vice President

Kimberly A. Neil

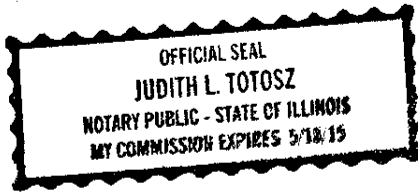
By Kimberly Neil  
Its: Officer

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK       )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Matthew Smith, the Vice President\* of FirstMerit Bank, N.A., 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~~<sup>they</sup> signed and delivered the said instrument as <sup>their</sup> his own free and voluntary act, for the uses and purposes set forth.

\* and Kimberly Neil, Officer, BSM

Given under my hand and notarial seal as of MARCH 19, 2014.



Judith L. Totosz  
Notary Public

This document was prepared by: Richard A. Merel, Garfield & Merel, Ltd., 180 N. Stetson Ave., #1300, Chicago, IL

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## EXHIBIT "A" PERMITTED EXCEPTIONS

1. GRANT OF EASEMENT RECORDED OCTOBER 17, 1990 AS DOCUMENT 90509266 MADE BY S AND C ELECTRIC COMPANY, A DELAWARE CORPORATION TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS GRANTING A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THE LAND AND ALSO WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LAND AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES. (AFFECTS PARCEL 2)
2. PERMANENT EASEMENT IN FAVOR OF COMMUNICATIONS AND CABLE OF CHICAGO, INC., DOING BUSINESS AS TCI, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED MAY 24, 1999 AS DOCUMENT 95497196, AFFECTING A 14 BY 14 FOOT AREA OF THE LAND AS DELINEATED AND DESCRIBED IN EXHIBIT 'A'. (AFFECTS PARCEL 3)
3. CONDITIONS CONTAINED IN DEED FROM CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO S&C ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED SEPTEMBER 18, 1989 AND RECORDED OCTOBER 25, 1989 AS DOCUMENT 89506790 THAT GRANTEE, FOR ITSELF AND ITS HEIRS, SUCCESSORS, TRANSFEREES AND ASSIGNS WILL NOT ALTER (GRADE) THE SURFACE OF THE LAND IN ANY MANNER THAT WILL ADVERSELY AFFECT THE INTEGRITY OF THE EMBANKMENT SUPPORTING THE GRANTOR'S TRACKS OR ADJOINING RIGHT-OF-WAY NOR THE EXISTING DRAINAGE CONDITIONS AND WILL FURTHER COMPLY AT NO COST TO GRANTOR WITH ANY AND ALL GOVERNMENTAL REQUIREMENTS RELATING TO LAND DIVISION OR USE. (AFFECTS PARCEL 3)
4. RESERVATION CONTAINED IN DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO S&C ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED SEPTEMBER 18, 1989 AND RECORDED OCTOBER 25, 1989 AS DOCUMENT 89506790 OF THE RIGHT TO CONTINUE TO PROTECT, MAINTAIN, OPERATE AND USE ANY AND ALL EXISTING DRAINAGE, DRIVEWAYS, CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES, AND EASEMENTS OF ANY KIND WHATSOEVER ON THE LAND, INCLUDING THE REPAIR, RECONSTRUCTION AND REPLACEMENT THEREOF. (AFFECTS PARCEL 3)