

# UNOFFICIAL COPY



Doc#: 1410801002 Fee: \$40.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 04/18/2014 09:13 AM Pg: 1 of 2

Document Prepared By:

Jeffrey A. Merar  
 Field and Goldberg, LLC  
 10 South LaSalle Street  
 Suite 2910  
 Chicago, IL 60603

CT

Mail Recorded Deed To:

Chuck Gryll  
 6703 N. Cicero Avenue  
 Lincolnwood, IL 60712

Mail Tax Bills To:

2240 Armitage, LLC 1205 W. Adams - Suite 101  
 2240 W. Armitage Avenue  
 Chicago, IL ~~60647~~ 60607

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5050141050  
20140418

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that NCB DEVELOPMENT XXXI LLC, an Illinois limited liability company, of Rosemont, Illinois ("Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto 2240 Armitage, LLC, an Illinois limited liability company ("Grantee"), its successors and assigns, whose address is 6703 N. Cicero Avenue, Lincolnwood, Illinois 60712, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, all the following described real estate ("Property") situated in the County of Cook, State of Illinois known and described as follows, to wit:

UNIT 2240 AND PARKING SPACES P-7 AND P-16 IN WEST ARMITAGE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF VARIOUS LOTS IN HOLSTEIN, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CODOMINIUM RECORDED AS DOCUMENT 0010295271, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Nos.: 14-31-137-047-1014, 1021, 1030

Address of Property: 2240 W. Armitage Avenue, Unit 2240, P-7 and P-16  
 Chicago, Illinois 60647

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TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as follows: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable as of the date hereof.

BOX 333-CT

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the 1 day of April, 2014.

NCB DEVELOPMENT XXXI LLC,  
an Illinois limited liability company

By: [Signature]  
Name: Robert T Anderson  
Its: Manager

Property of COOK COUNTY CLERK'S Office

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 Robert T. Anderson, personally known to me to be a Manager of NCB DEVELOPMENT XXXI 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 as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of April, 2014.

Commission expires 9/24/2015

[Signature]  
NOTARY PUBLIC



REAL ESTATE TRANSFER		04/09/2014
COOK		\$157.50
ILLINOIS:		\$315.00
<b>TOTAL:</b>		<b>\$472.50</b>

REAL ESTATE TRANSFER		04/09/2014
CHICAGO:		\$2,362.50
CTA:		\$945.00
<b>TOTAL:</b>		<b>\$3,307.50</b>