

40012305

UNOFFICIAL COPY



GIT

(4-22)

**PREPARED BY:**

Peter L. Slaven  
Ginsberg Jacobs LLC  
300 South Wacker Drive  
Suite 2750  
Chicago, Illinois 60606

Doc#: 1411447016 Fee: \$50.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/24/2014 10:27 AM Pg: 1 of 7

**WHEN RECORDED RETURN TO:**

JW Kedzie LLC  
935 West Chestnut Street, Suite 600  
Chicago, IL 60642  
Attention: Victor F. Michel

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

THE GRANTOR, FIRSTMERIT BANK, N.A., whose address is 501 West North Avenue, Melrose Park, Illinois 60160, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to JW KEDZIE LLC, an Illinois limited liability company, whose address is 935 West Chestnut Street, Suite 600, Chicago, Illinois 60642, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

PINs and Common Address(es): See Exhibit A

[SIGNATURE PAGE FOLLOWS]

CONSIDERATION FOR THIS TRANSFER PAID UNDER DEED RECORDED AS DOCUMENT# 14114470.15

1

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 17<sup>th</sup> day of April, 2014.

GRANTOR:

**FIRSTMERIT BANK, N.A.**

By: *Matthew J. Smith*  
Name: Matthew J. Smith  
Title: Vice President of Illinois OREO Sales

By: *Kimberly A. Neil*  
Name: Kimberly A. Neil  
Title: Officer

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF Cook )

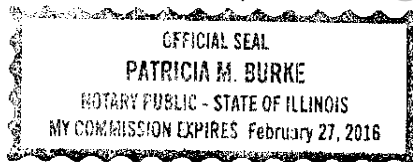


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew J. Smith, the Vice President of Illinois OREO Sales of FIRSTMERIT BANK, N.A., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17<sup>th</sup> day of April, 2014.

*Patricia M. Burke*  
Notary Public

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kimberly A. Neil, the Officer of FIRSTMERIT BANK, N.A., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the foregoing instrument as her own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17<sup>th</sup> day of April, 2014.

*Patricia M. Burke*  
Notary Public

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

UNIT COMMERCIAL #2, COMMERCIAL #3, 201, 203, 204, 205, 207, 301, 303, AND 304 IN THE 4141 NORTH KEDZIE CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 39, 40, 41, 42 AND 43 IN BLOCK 1 IN CHARLES HALE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 16, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0813744016, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, LIMITED COMMON ELEMENTS "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN SAID DECLARATION.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO STORAGE UNIT NUMBER S-1, S-3, S-4, S-5, S-7, S-8, S-9, S-11, 12, S-13, A LIMITED COMMON ELEMENT "LCE", AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN SAID DECLARATION.

### PARCEL 4:

(AS TO UNITS 205 AND 207 ONLY): THE RIGHT TO USE THE GARAGE ROOF LCE FOR UNITS 205 AND 207, A LIMITED COMMON ELEMENT "LCE", AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN SAID DECLARATION.

### PARCEL 5:

THE EXCLUSIVE RIGHT TO USE OF THE BALCONY, A LIMITED COMMON ELEMENT "LCE" FOR UNITS 201, 203, 204, 205, 207, 301, 303, 304, 305, 306 AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN SAID DECLARATION.

### PARCEL 6:

THE RIGHT TO USE THE ROOF LCE FOR UNITS 401, 402, 403, 404, 406 AND 407, A LIMITED COMMON ELEMENT "LCE", AS DELINEATED ON THE PLAT OF SURVEY, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.

# UNOFFICIAL COPY

**PINS:**

13-13-316-032-1002  
13-13-316-032-1003  
13-16-316-032-1004  
13-13-316-032-1006  
13-13-316-032-1007  
13-13-316-032-1008  
13-13-316-032-1010  
13-13-316-032-1011  
13-13-316-032-1013  
13-13-316-032-1014

COMMONLY KNOWN AS: 4141 North Kedzie  
Units C2,C3,201,203,204,205,207,301,304,305,306,307,401,402,403,404,406, and 407  
Chicago Illinois 60647

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### EXCEPTIONS TO TITLE

1. REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF 2013 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA 60 OF THE CITY OF CHICAGO, AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NO. 1336426068, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0813744016, AS AMENDED FROM TIME TO TIME.
4. CHICAGO APARTMENT LEASE DATED OCTOBER 31, 2013, EXECUTED BY AND BETWEEN IVANA ZIVKOVIC AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVE., APT. NO. 201, CHICAGO, ILLINOIS 60618.
5. CHICAGO APARTMENT LEASE DATED DECEMBER 1, 2011, EXECUTED BY AND BETWEEN RICK RODRIGUEZ AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 203, CHICAGO, ILLINOIS 60618.
6. CHICAGO APARTMENT LEASE DATED SEPTEMBER 9, 2013, EXECUTED BY AND BETWEEN LISA MCGARRY AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 204, CHICAGO, ILLINOIS 60618.
7. CHICAGO APARTMENT LEASE DATED SEPTEMBER 11, 2013, EXECUTED BY AND AMONG MATTHEW DEL ROSARIO, GABRIEL CLARITO, MELVIN DEL ROSARIO AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 205, CHICAGO, ILLINOIS 60618.
8. CHICAGO APARTMENT LEASE DATED MAY 25, 2010, EXECUTED BY AND BETWEEN J. NICOLE RHODES MONTGOMERY AND J & J BUILDERS, L.L.C., AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 207, CHICAGO, ILLINOIS 60618, AS MODIFIED AND EXTENDED BY (I) THAT CERTAIN LEASE EXTENSION DATED MAY 23, 2011. (II) THAT CERTAIN LEASE EXTENSION DATED MAY 25, 2012, AND (III) THAT CERTAIN LEASE EXTENSION DATED MAY 17, 2013.
9. CHICAGO APARTMENT LEASE DATED SEPTEMBER 14, 2011, EXECUTED BY AND BETWEEN NADIA CHIKKO AND PEAK PROPERTIES LLC, SOLELY AS LEASING

# UNOFFICIAL COPY

AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 301, CHICAGO, ILLINOIS 60618, AS MODIFIED AND EXTENDED BY (I) THAT CERTAIN LEASE EXTENSION DATED AUGUST 3, 2012, AND (II) THAT CERTAIN LEASE EXTENSION DATED SEPTEMBER 25, 2013.

10. CHICAGO APARTMENT LEASE DATED MARCH 20, 2013, EXECUTED BY AND AMONG MARVIN KAYWOOD, DOUGLAS FOSCO AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 303, CHICAGO, ILLINOIS 60618.
11. CHICAGO APARTMENT LEASE DATED MARCH 17, 2010, EXECUTED BY AND BETWEEN KARL KRUG AND J & J BUILDERS, L.L.C., AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 304, CHICAGO, ILLINOIS 60618, AS MODIFIED AND EXTENDED BY (I) THAT CERTAIN LEASE EXTENSION DATED OCTOBER 24, 2011, (II) THAT CERTAIN LEASE EXTENSION DATED JULY 28, 2012, AND (III) THAT CERTAIN LEASE EXTENSION DATED OCTOBER 7, 2013.
12. CHICAGO APARTMENT LEASE DATED AUGUST 30, 2012, EXECUTED BY AND AMONG JANE OMAR, FERAS OMAR AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 305, CHICAGO, ILLINOIS 60618, AS MODIFIED AND EXTENDED BY THAT CERTAIN LEASE EXTENSION DATED SEPTEMBER 23, 2013.
13. LEASE BETWEEN MEGAN GORE AND THOMAS SMITH AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 306, CHICAGO, ILLINOIS 60618, AS EVIDENCED BY THAT CERTAIN LEASE EXTENSION DATED FEBRUARY 26, 2013.
14. CHICAGO RESIDENTIAL LEASE DATED MAY 6, 2010, EXECUTED BY AND AMONG CRAIG BAUGH, KRISTA EHMKE AND J & J BUILDERS, L.L.C., AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 307, CHICAGO, ILLINOIS 60618, AS MODIFIED AND EXTENDED BY (I) THAT CERTAIN LEASE EXTENSION DATED MAY 15, 2011, (II) THAT CERTAIN LEASE EXTENSION DATED MAY 20, 2012, AND (III) THAT CERTAIN LEASE EXTENSION DATED MAY 19, 2013.
15. CHICAGO APARTMENT LEASE DATED OCTOBER 6, 2011, EXECUTED BY AND AMONG ANGELA SAMPLE, D'ANDRE STEWART AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 401, CHICAGO, ILLINOIS 60618, AS MODIFIED AND EXTENDED BY (I) THAT CERTAIN LEASE EXTENSION EXTENDING THE LEASE PERIOD TO SEPTEMBER 30, 2013, AND (II) THAT CERTAIN LEASE EXTENSION DATED SEPTEMBER 18, 2013.
16. CHICAGO APARTMENT LEASE DATED JULY 30, 2012, EXECUTED BY AND BETWEEN JESSIE FAKHOURY AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 402, CHICAGO, ILLINOIS 60618.
17. CHICAGO APARTMENT LEASE DATED NOVEMBER 16, 2012, EXECUTED BY AND BETWEEN SCOTT RAMON AND PEAK PROPERTIES LLC, SOLELY AS LEASING

# UNOFFICIAL COPY

AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 403, CHICAGO, ILLINOIS 60618.

18. CHICAGO APARTMENT LEASE DATED AUGUST 15, 2013, EXECUTED BY AND AMONG JUSTIN TUAZON, CHRISTOPHER REYES AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 404, CHICAGO, ILLINOIS 60618.
19. CHICAGO APARTMENT LEASE DATED SEPTEMBER 19, 2009, EXECUTED BY AND AMONG ALAN GOLDSHER, NATALIE GOLDSHER, AND J & J BUILDERS, L.L.C., AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 406, CHICAGO, ILLINOIS 60618, AS MODIFIED AND EXTENDED BY (I) THAT CERTAIN LEASE EXTENSION DATED NOVEMBER 14, 2011, (II) THAT CERTAIN LEASE EXTENSION DATED JULY 6, 2012, AND (III) THAT CERTAIN LEASE EXTENSION DATED AUGUST 9, 2013.
20. CHICAGO APARTMENT LEASE DATED SEPTEMBER 21, 2012, EXECUTED BY AND BETWEEN ELANA BERNING AND PEAK PROPERTIES LLC, SOLELY AS LEASING AGENT ON BEHALF OF THE OWNER, AFFECTING 4141 N. KEDZIE AVENUE, APT. NO. 407, CHICAGO, ILLINOIS 60618.

[END]