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Doc#: 1412126027 Fee: \$64.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/01/2014 10:44 AM Pg: 1 of 3

This Instrument Prepared by: Aaron B. Zarkowsky Howard & Howard Attorneys 200 S. Michigan Ave. #1100, Chicago, IL 60604.

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of this // day of APRIL, 2014, by and between Vernon Albany LLC, ar "llinois limited liability company, whose address is 3400 W. Lawrence Avenue, Chicago, Illinois oc625 ("Grantor"), and 8031 N. Milwaukee, LLC, an Illinois limited liability company ("Grantor").

WITNESSETH: That for and in consideration of fer Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does herely bargain, sell, and convey unto the Grantee, the real estate situated and being in the County of Cock, State of Illinois, and being more particularly described as follows ("Property"):

LOTS 546 AND 547 IN FIRST ADDITION TO GRENNAN HEIGHTS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, KANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF MILWAUKEE ROAD, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

1000 pt 0p

09-24-419-012-0000

09-24-419-013-0000

COMMONLY KNOWN AS: 8031-8035 N. Milwaukee Ave., Niles, Illinois 60714

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

4-17-14

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Grantor hereby covenants with Grantee that its is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except for those items set forth on **EXHIBIT A** attached hereto and incorporated hereby by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, and under a conveyance from the Grantor but not further or otherwise.

In consideration for Grantor's agreement to convey the Property by Special Warranty Deed, Grantee takes title to the Property subject to all matters of record in the real property records of Cook County, Illinois. Additionally, Grantee hereby covenants with Grantor that should Grantee ever have any title claim for which it could either look to Grantor for damages or indemnification under the terms of this Special Warranty Deed or make a claim against its ALTA Policy, Grantee shall diligently pursue its claims in good faith against the insurer under the ALTA Policy to full and final resolution orior to pursuing any claims against Grantor arising out of warranties made herein.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, SAID Grantor has cause this / day of, 20	ed its name to be signed to these presents by its
	Ve non Albany LLC, an Illinois limited liability company
	By: Name: Title: MICHAEL CONP
STATE OF TILINDIS	
COUNTY OF	
day in person, and acknowledged that he signed, sealed an	in the State aforesaid, DO HEREBY CERCITY that Michael Chip he is subscribed to the foregoing instrument, appeared to fore me this ad delivered the said instrument as his free and voluntary and as such liability company, for the uses and purposes therein see from
Given under my hand and official seal, this 1447 day of OFFICIAL SEAL MARKEL WELL ABOUTEZ NOTARY PARKET - STATE OF ILLINOIS MY COMMISSION EXPIRES 01/10/18	Notary Public Commission expires
Mail To:	Send Subsequent Tax Bills To:
Mitchell M. Iseberg, Esq.	8031 N. Milwaukee, LLC, an Illinois limited liability
Law Offices Mitchell M. Iseberg & Associates, Ltd.	ECSI N. M. I want to
180 N. LaSalle Street, Suite 2900	
Chicago, Illinois 60601	N.1-5, IL 60714

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Exhibit A

PARTY WALL RIGHTS OF THE OWNERS OF THE PROPERTY NORTHWESTERLY AND ADJOINING THE LAND, AS ESTABLISHED BY AGREEMENT RECORDED/FILED NOVEMBER 26, 2001 AS DOCUMENT NO. 001110527, AND THE TERMS, COVENANTS, AND PROVISIONS CONTAINED THEREIN.

(AFFECTS LOT 546 AND OTHER PROPERTY).

COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT PISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 24, 1931 AS DOCUMENT NO. 10850304 WHICH DOES NOT CONTAIN A REVELSIONARY OR FORFEITURE CLAUSE.

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES