



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.

Robin Lind WSA784184 (aee)

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of this 17 day of APRIL, 2014, by and between Vernon Albany LLC, an Illinois limited liability company, whose address is 3400 W. Lawrence Avenue, Chicago, Illinois 60625 ("**Grantor**"), and 8031 N. Milwaukee, LLC, an Illinois limited liability company ("**Grantee**").

WITNESSETH: That for and in consideration of Ten 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 hereby bargain, sell, and convey unto the Grantee, the real estate situated and being in the County of Cook, 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, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF MILWAUKEE ROAD, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBERS: 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.

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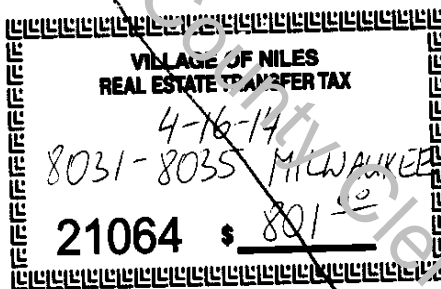
Exhibit A



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 DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 24, 1931 AS DOCUMENT NO. 10850304 WHICH DOES NOT CONTAIN A REVERSIONARY 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



REAL ESTATE TRANSFER		04/17/2014
	COOK	\$133.50
	ILLINOIS:	\$267.00
TOTAL:		\$400.50

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