

1411847 214

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1000 VA. HIGGINS RD.
SUITE 305
PARK RIDGE, IL 60068

SPECIAL WARRANTY DEED

Prepared by:

ROBERT J. SCHALL
FUKSA KHORSHID LLC
70 W. ERIE, 2ND FLOOR
CHICAGO, IL 60657

After Recording return to:

Eric G. Greenfield, Esq.
Polsinelli PC
161 N. Clark St. Suite 4200
Chicago, Illinois 60601



Doc#: 1414050041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2014 02:10 PM Pg: 1 of 3

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

(Illinois)

This SPECIAL WARRANTY DEED is made this 30th day of April, 2014, by Sharpe Properties, LLC, an limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 1646 N. Damen Avenue, Chicago, Illinois 60647, to 1646 N. Damen, LLC, a Delaware limited liability company, having an address of 275 Madison Avenue, Suite 702, New York, New York 10016 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

*This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

REAL ESTATE TRANSFER	05/19/2014
CHICAGO:	\$10,837.50
CTA:	\$4,335.00
TOTAL:	\$15,172.50



14-31-332-042-0000 | 20140401607421 | LFCM68

REAL ESTATE TRANSFER	05/19/2014
COOK	\$722.50
ILLINOIS:	\$1,445.00
TOTAL:	\$2,167.50



14-31-332-042-0000 | 20140401607421 | JTUJSA

3

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

SHARPE PROPERTIES, LLC, an Illinois limited liability company

By: *Debbie Sharpe*
Name: Debbie Sharpe
Title: Member-Manager

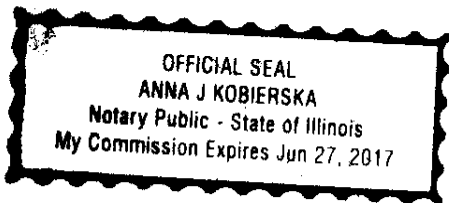
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, *Anna Kobierska* a notary public in and for said County, in the State aforesaid, do hereby certify that Debbie Sharpe personally known to me to be the Member-Manger of Sharpe Properties, 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 severally acknowledged that as such Member-Manager of Sharpe Properties, LLC, she signed and delivered the said instrument pursuant to authority given by the operating agreement of such limited liability company, as ~~his~~ free and voluntary act and as the free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of April, 2013.

Anna Kobierska
Notary Public

My Commission expires: 6/27/17



UNOFFICIAL COPY

Legal Description

File # : **1411847**

Borrower Name: **1646 N. Damen, LLC, a Delaware Limited Liability Company**

Address: **1646 N Damen Ave
Chicago, IL 60647**

Pin # : **14-31-332-042-0000**

Legal Description:

LOT 19 IN MATHER AND TAFT'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office