

# UNOFFICIAL COPY



1414035214

**SPECIAL WARRANTY  
DEED  
(Corporation to LLC)  
(Illinois)**

Doc#: 1414035214 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2014 10:25 AM Pg: 1 of 3

THIS AGREEMENT, made this 6 day of ~~APRIL~~ MAY 2014, between **GECKO REALTY, INC.**, a Maryland Corporation, whose address is Executive Plaza II Suite 200, 11350 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and **EIK, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY** of PO Box 4972  
SKOKIE IL 60076  
\_\_\_\_\_ party

of the second part,  
WITNESSETH, that the party of the first part, for and in

consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

**THE NORTH 1/2 OF LOT 37 AND ALL LOT 38 IN BLOCK 10 IN THE NEW SUBDIVISION OF BLOCKS 1, 2, 8, 9, 10 AND 11 OF SALISBURY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Number(s): **16-05-422-009-0000**  
Address(es) of real estate: 933 N. WALLER AVE., CHICAGO, IL 60651

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments including but not limited for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;

ST 5149885  
PK 24  
SV 18603761

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**BOX 333-CT**



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(v) party wall rights and agreements, if any; (vi) encroachments; (vii) ; (viii) the Municipal Code of the municipality where the property is physically located ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.


IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

**GECKO REALTY INC.**

By:   
Kirk D. Warner, President

| REAL ESTATE TRANSFER  |                  | 05/12/2014 |
|---|------------------|------------|
|  | <b>COOK</b>      | \$29.00    |
|  | <b>ILLINOIS:</b> | \$58.00    |
|   | <b>TOTAL:</b>    | \$87.00    |

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| REAL ESTATE TRANSFER  |                 | 05/12/2014 |
|---|-----------------|------------|
|  | <b>CHICAGO:</b> | \$435.00   |
|   | <b>CTA:</b>     | \$174.00   |
|   | <b>TOTAL:</b>   | \$609.00   |

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STATE OF Maryland )  
 ) ss.  
COUNTY of Baltimore

I, Katrina Lee Strohman a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, President personally known to me to be the President of GECKO REALTY, INC., a Maryland corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of May, 2014.

[Signature]  
Notary Public

KATRINA LEE STROHMAN  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
October 2, 2017

Commission expires 10/2/17

**Prepared By:**

John J. Voutiritsas, Esq.  
8770 W. BRYN MAWR, SUITE 1300  
CHICAGO, IL 60631

**Send subsequent tax bills to:**

EIK LLC  
PO Box 4972  
Skokie IL 60076

**MAIL TO:**

**Marshall Richter**  
**Attorney at Law**  
marshall@closinglawyer.com  
5250 Old Orchard Rd. 300  
Skokie, IL 60077