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Prepared by:
Martin S. Korey
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1 East Wacker Drive, Suite 2610
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After Recording return to:

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



Doc#: 1414216019 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2014 11:51 AM Pg: 1 of 4

(For Recorder's Use Only)

SPECIAL WARRANTY DEED (Illinois)

This SPECIAL WARRANTY DEED is made this 19th day of May, 2014, by **912 W. Armitage LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 2638 N. Halsted Street, Chicago, IL 60614, to **Armitage Fremont LLC**, a Delaware Limited Liability Company, having an address of 275 Madison Avenue, Suite 702, New York, NY 10016, c/o Jenel Management Corp. (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**").*

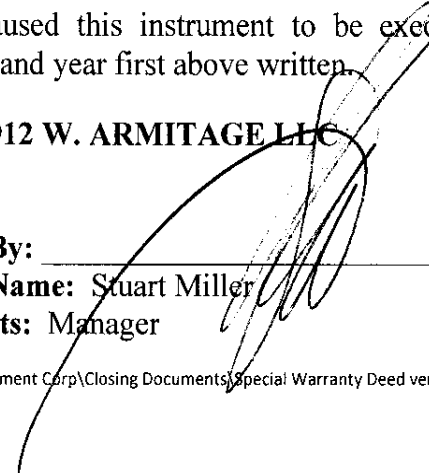
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful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

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.

912 W. ARMITAGE LLC

MS
First American Title Order #

NCS-660037

By: 
Name: Stuart Miller
Its: Manager

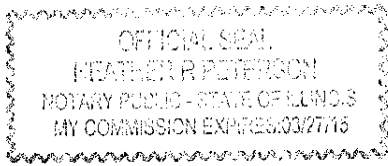
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned a notary public in and for said County, in the State aforesaid, do hereby certify that Stuart Miller personally known to me to be the Manager of 912 W. Armitage 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 Manager of such Limited Liability Company, he 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 Manager, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of May, 2014.

Heather R. Peterson
Notary Public



My Commission expires: 3/27/15

Mail Tax Bills to:
ARMITAGE FREMONT LLC, a Delaware Limited Liability Company
275 Madison, Suite 702
NEW YORK, NY 10016

REAL ESTATE TRANSFER		05/21/2014
	CHICAGO:	\$14,625.00
	CTA:	\$5,850.00
	TOTAL:	\$20,475.00
14-32-226-051-0000 20140401605340 8PRF11		

REAL ESTATE TRANSFER		05/21/2014
	COOK	\$975.00
	ILLINOIS:	\$1,950.00
	TOTAL:	\$2,925.00
14-32-226-051-0000 20140401605340 ZYBLAL		

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTH 95.3 FEET OF THE SOUTH 102.3 FEET OF THE WEST 18.0 FEET OF THE EAST 18.9 FEET OF LOT 24 LYING ABOVE A HORIZONTAL PLANE OF +14.40 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF +37.30 FEET (CHICAGO CITY DATUM) TOGETHER WITH THAT PART OF THE NORTH 5.3 FEET OF THE SOUTH 7.0 FEET OF THE WEST 14.0 FEET OF THE EAST 14.9 FEET OF SAID LOT 24 LYING ABOVE A HORIZONTAL PLANE OF +14.40 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF +37.30 FEET (CHICAGO CITY DATUM), IN SUB-BLOCK 6 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS THE FIRST AND SECOND FLOORS OF 912 W. ARMITAGE, *Avenue*
CHICAGO, IL 60614

PIN: 14-32-226-051-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2013 (final installment), 2014 and subsequent years.

Permanent Index Number: 14-32-226-051-0000

2. Ordinance recorded May 19, 2003 as document 0313919131 designating the Armitage/Halsted District as a Chicago Landmark, and the terms and conditions contained therein.
3. Notice of Designation as a Chicago Landmark recorded October 27, 2003 as document 0330011049.
4. Reciprocal Declaration of Covenants, Conditions, Restrictions and Easements for 912 West Armitage Avenue, Chicago, Illinois made by 912 W. Armitage LLC, an Illinois limited liability company, recorded April 29, 2008 as document 0812016034, and the terms and provisions contained therein, including but not limited to provisions relating to creating liens on the land pursuant to non payment of fees and/or assessments.
5. 1st Floor Oral Lease – Sweet Buddha Partners, an Illinois General Partnership, month-to-month Lease, at \$500.00 per month terminating on June 18, 2014.