



1417016044

Doc#: 1417016044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2014 12:53 PM Pg: 1 of 3

5
SPECIAL WARRANTY DEED

8962844 Kenosha A1 1073

THE GRANTOR, Ridgestone Bank, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Kimball Industrial, LLC, an Illinois limited liability company, whose address is 1000 N. Halsted, Suite 102, Chicago, IL 60642, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERE TO AN MADE A PART HEREOF

Permanent Real Estate Index Number: 13-23-402-043-0000 & 13-23-402-047-0000

Property address: 3435 N. Kimball Avenue, Chicago, IL 60618

Subject only to: General taxes for the second installment of 2013 and subsequent years not yet due and payable; covenants, conditions, and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvement not yet completed; and unconfirmed special governmental taxes or assessments

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

13 In Witness Whereof, said Grantor aforesaid have hereunto set his hand and seal this day of June, 2014.

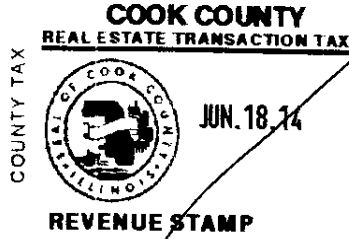
Ridgestone Bank

By: Brian Rynes

Its: Assistant Vice-President
Special Assets

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)



REAL ESTATE TRANSFER TAX
0025500
FP 103042

0000019363

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Brian Rynes, Assistant Vice-President Special Assets of Ridgestone Bank, 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 acknowledged that he signed and delivered the said instrument, as his free and voluntary act.

Given under my hand and official seal this 13 day of June, 2014

Debra A. Snider
NOTARY PUBLIC

After recording mail to:

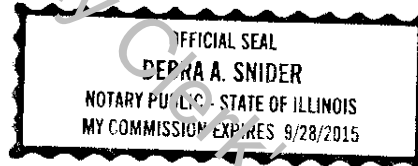
Lisa I. Sandlow
Sandlow Law Office
400 Skokie Boulevard, Ste. 700
Skokie, IL 60062

Send subsequent tax bills to:

Kimball Industrial, LLC
1000 N. Halsted, Ste. 102
Chicago, IL 60642

Prepared by:

Andrew Glubisz
Chuhak & Tecson, P.C.
30 South Wacker Drive, Ste. 2600
Chicago, IL 60606



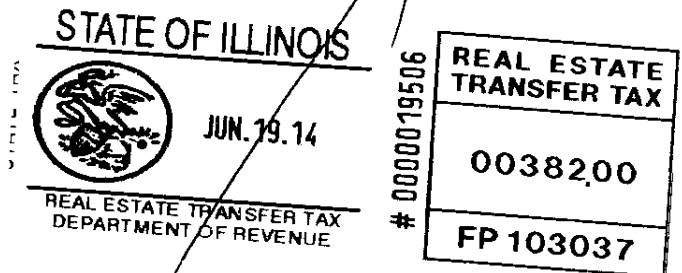
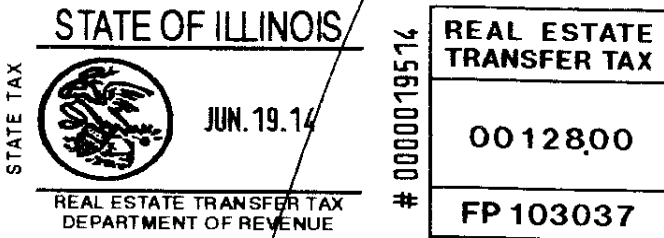
City of Chicago
Dept. of Finance
668763



6/19/2014 10:17
dr00347

Real Estate
Transfer
Stamp
\$5,355.00

Batch 8 286,329



UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PART OF LOT 7 IN COMMONWEALTH EDISON COMPANY'S RIGHT OF WAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 LYING NORTH OF THE NORTH LINE OF SAID LOT 7 AND SOUTH OF A LINE 906 AND 19/100 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST ADDISON STREET DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 7 AND POINT BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 WITH THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH KIMBALL AVENUE TO THE INTERSECTION THEREOF WITH A LINE 233.5 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 7 AS A POINT OF BEGINNING; THENCE EAST ALONG SAID PARALLEL LINE 161 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 156.24 FEET TO THE POINT OF INTERSECTION OF SAID PERPENDICULAR LINE WITH SAID LINE 906.19 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST ADDISON STREET THENCE WEST ALONG LAST SAID LINE A DISTANCE OF 161.54 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH KIMBALL AVENUE A DISTANCE OF 156.13 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-23-402-045-0000 & 13-23-402-047-0000

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