



Doc#: 1423233000 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2014 09:25 AM Pg: 1 of 4

8943232 AEM 1:30 5

AFTER RECORDING MAIL TO:

Maureen Moskal
Moskal & Associates, Ltd.
15601 S. Cicero Ave., Suite 101
Oak Forest, IL 60452

SPECIAL WARRANTY DEED

SHUBERT DEVELOPMENT PARTNERS, LLC, a Colorado limited liability company ("Grantor"), of 270 St. Paul Street, Denver, Colorado, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto ARKUDA II, LLC, an Illinois limited liability company ("Grantee"), of 1516 N. State Pkwy., Apt. 14B, Chicago, Illinois 60610, the real estate situated in the County of Cook, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof.

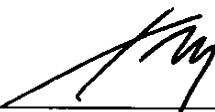
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, successors and assigns, that Grantor 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 Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO: General real estate taxes for 2014 and subsequent years and easements, covenants, conditions and restrictions of record.

DATED this 30th day of July, 2014.

SHUBERT DEVELOPMENT PARTNERS, LLC,
a Colorado limited liability company

By: Saint Joseph Charitable Foundation, a Colorado charitable trust, Manager

By: 
Name: Chris Manley
Title: Authorized Signatory

Box 400-CTCC

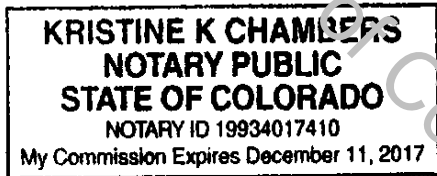
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STATE OF Colorado)
City: Denver) SS.
COUNTY OF Denver)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chris Manley, personally known to me to be Authorized Signatory of **Saint Joseph Charitable Foundation**, a Colorado charitable trust, Manager of **SHUBERT DEVBELOPMENT PARTNERS, LLC**, a Colorado limited liability company, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Authorized Signatory he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.


Given under my hand and official seal this 22nd day of July 2014.





Kristine K. Chambers
Notary Public

My Commission Expires: _____

This instrument was prepared by:
Thomas G. Moffitt
Stahl Cowen Crowley Addis LLC
55 W. Monroe, Suite 1200
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		31-Jul-2014
	CHICAGO:	6,742.50
	CTA:	2,697.00
	TOTAL:	9,439.50
13-27-305-010-0000 20140701612715 0-314-656-896		

Send Subsequent Tax Bills to:
Arkuda II, LLC
1516 N. State Pkwy., Apt. 14B
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		31-Jul-2014
	COUNTY:	449.50
	ILLINOIS:	293.00
	TOTAL:	1,348.50
13-27-305-010-0000 20140701612715 0-760-301-696		

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE (WEST BUILDING):

THAT PART OF LOTS 23 AND 24 AND THE VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS IN THORGERSEN AND ERICKSEN'S SUBDIVISION OF LOTS 1 TO 15 AND 26 TO 33 AND THE PRIVATE ALLEY IN BLOCK 6 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 11, 1917 AS DOCUMENT NUMBER 6086158, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 24 WITH THE WEST LINE OF THE EAST 19 FEET OF SAID LOT 24; THENCE NORTH 02 DEGREES 02 MINUTES 08 SECONDS WEST, ALONG AN ASSUMED BEARING, BEING SAID WEST LINE OF THE EAST 19 FEET AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 129.36 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST 26.36 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 43 SECONDS EAST 129.38 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 23; THENCE SOUTH 88 DEGREES 36 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT 24 A DISTANCE OF 24.99 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: Part of 13-27-305-010-0000

Common Address: 4624 West Schubert Avenue, Chicago, Illinois 60639

PARCEL TWO (EAST BUILDING):

THAT PART OF LOTS 22 AND 23 AND THE VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS IN THORGERSEN AND ERICKSEN'S SUBDIVISION OF LOTS 1 TO 15 AND 26 TO 33 AND THE PRIVATE ALLEY IN BLOCK 6 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 11, 1917 AS DOCUMENT NUMBER 6086158, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 24 IN SAID THORGERSEN AND ERICKSEN'S SUBDIVISION WITH THE WEST LINE OF THE EAST 19 FEET OF SAID LOT 24; THENCE NORTH 02 DEGREES 02 MINUTES 08 SECONDS WEST, ALONG AN ASSUMED BEARING, BEING SAID WEST LINE OF THE EAST 19 FEET AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 129.36 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST 26.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST 31.84 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 43 SECONDS EAST 129.40 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 88 DEGREES 36 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 31.84 FEET TO POINT TO A POINT 24.99 FEET EAST OF THE POINT OF

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COMMENCEMENT AS MEASURED ALONG SAID SOUTH LINES; THENCE NORTH 01 DEGREES 25 MINUTES 43 SECONDS WEST 129.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: Part of 13-27-305-010-0000

Common Address: 4622 West Schubert Avenue, Chicago, Illinois 60639

Property of Cook County Clerk's Office