# UNOFFICIAL CO

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Doc#: 1425418077 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/11/2014 01:58 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that JEFFERY INVESTMENT LLC, an Illinois limited liability company, GRANFOR for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby GRANT, CONVEY and SELL to 1962 E 71st LLC, an Illinois limited liability company, all of the real estate described on Exhibit A attached perco and made a part hereof, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A (the "Property"

Commonly known as:

1962 E. 71st Place, Chicago, Illinois

Permanent Index Numbers: 20-25-109-013-0000

SUBJECT TO those certain restrictions and encumbrances described on EXHIBIT B attached hereto and hereby incorporated into the terms of this instrument.

TOGETHER with all the development rights, rights, tenements, improvements, easements, hereditaments and appurtenances belonging or in anywise appertaining the Property.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, the same in fee simple forever.

Grantor covenants and warrants to Grantee, its successors and assigns, that Grantor has good right and lawful authority to sell and convey the Property; that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be encumbered or charged, except as herein recited, and that Grantor specially warrants the title to the Property and will defend same against claims of all persons claiming by, through and under Grantor, but against none other.

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IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be signed on its behalf by the manager of the Grantor.

Date: August 27, 2014

### JEFFERY INVESTMENT LLC

an Illinois limited liability company

By:

Sheldon Baskin

Manager

STATE OF ILLINOIS:

TV OF COOK:

COUNTY OF COOK:

 CHICAGO:
 16,800.00

 CTA:
 6,720.00

 TOTAL:
 23,520.00

20-25-109-013-0000 | 20140801624519 | 1-328-653-440

I, James T. Buckholz, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sheldon Baskin, personally known to me to be the manager of Jeffery Investment LLC (the "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 acknowledged that as such manager he signed and delivered the said insurament pursuant to the authority given by the Company, as his free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of August, 2014.

OFFICIAL SEAL
JAMES T BUCHHOLZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 12:14/14

Notary Public

This instrument was prepared by:

James T. Buchholz 2 N. Lasalle Street, Suite 2300 Chicago, IL 60602 Send Real Estate Tax Bills to:

1962 E 71st LLC P.O. BOX 2672

Chicago, 12 60690-2672

REAL ESTATE TRANSFER TAX			11-Sep-2014
	(8)	COUNTY:	1,120.00
		ILLINOIS:	2,240.00
		TOTAL:	3,360.00
			0.000.001.104

20-25-109-013-0000 20140801624519 0-628-991-104

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### EXHIBIT A

#### **LEGAL DESCRIPTION**

1962 E. 71st Place, Chicago, IL

T 1 IN FRANK.

30RGE W. CLARR U.

30WNSHIP 38 NOR DI RA.

COUNTY, ILLINOIS.

PIN: 20-25-109-013-0000 LOT 1 IN FRANK'S SUBDIVISION OF LOT 1 OF THE SUBDIVISION ACKNOWLEDGED BY GEORGE W. CLARE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK

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### EXHIBIT B

### PERMITTED EXCEPTIONS

- 1. General real estate taxes for the year 2014 and thereafter.
- 2. Encroachment of building on the Property over and onto S. Jeffery Avenue by 0.12 feet as disclosed on a survey of the Property by Zarko Sekerez & Associates dated June 12, 2014.
- 3. Existing ur recorded leases and all rights thereunder of lessees and of any person or party claiming by, through or under the leases.
- 4. Acts done or performed by Purchaser, its agents, representatives, successors or assigns.