

# UNOFFICIAL COPY



Doc#: 1425418078 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2014 01:59 PM Pg: 1 of 4

*Parcel 5*

*2122174*

## SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that JEFFERY INVESTMENT LLC, an Illinois limited liability company, GRANTOR, 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 7144 S Jeffery LLC, an Illinois limited liability company, all of the real estate described on Exhibit A attached hereto 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: 7150 S. Jeffery, Chicago, Illinois ✓

Permanent Index Numbers: 20-25-111-003-0000 ✓

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.

REAL ESTATE TRANSFER TAX 11-Sep-2014



CHICAGO: 562.50  
CTA: 225.00  
TOTAL: 787.50

REAL ESTATE TRANSFER TAX 11-Sep-2014



COUNTY: 37.50  
ILLINOIS: 75.00  
TOTAL: 112.50

20-25-111-003-0000 | 20140801624524 | 0-878-208-128

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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

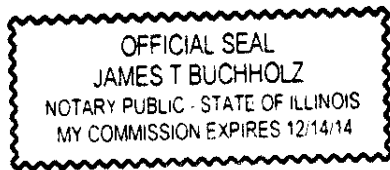
**JEFFERY INVESTMENT LLC**  
an Illinois limited liability company

By: Sheldon Baskin  
Sheldon Baskin  
Manager

STATE OF ILLINOIS: )  
  ) s.  
COUNTY OF COOK: )

I, James T. Buchholz, 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 instrument 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 26<sup>th</sup> day of August, 2014.



James T. Buchholz  
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:

7144 S Jeffery LLC  
P.O. Box 2672  
Chicago, IL 60690-2672

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## EXHIBIT A

### LEGAL DESCRIPTION

7150 S. Jeffery, Chicago, IL ✓

LOT 8 IN FRANK'S SUBDIVISION OF LOT 1 IN SUBDIVISION BY GEORGE W. CLARK OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

PIN: 20-25-111-003-0000 ✓

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2014 and thereafter.
2. Easement in favor of Commonwealth Edison Company established by grant for electric facilities recorded January 22, 1988 as Document Number 88034376.
3. Encroachment of asphalt pavement and curb on the Property over the easement described in paragraph 2 above as disclosed on a survey of the Property by Zarko Sekerez & Associates dated June 12, 2014.
4. Existing unrecorded leases or parking licenses and all rights thereunder of any person or party claiming by, through or under the leases or licenses.
5. Acts done or performed by Purchaser, its agents, representatives, successors or assigns.

Property of Cook County Clerk's Office