

# UNOFFICIAL COPY



THIS DEED WAS PREPARED BY:

Matthew Brotschul  
Brotschul Potts LLC  
230 W. Monroe Street, Suite 230  
Chicago, Illinois 60606

Doc#: 1425933018 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2014 11:00 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of August 12, 2014, from **Artesian LLC, an Illinois limited liability company**, having an address of 230 W. Monroe, Ste. 230, Chicago, Illinois 60606 ("Grantor"), to **1930 N. Ridgeway Ave. LLC, an Illinois limited liability company** having an address of 9252 N. Kilbourn Ave., Skokie, IL 60076 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Lake and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

The Real Property is being transferred "as is" with no representations or warranties of any sort.

*[Signatures On Following Page]*

**Box 400-CTCC**

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P   
S   
SC   
INT

8903055 AY 1 OF 2



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## EXHIBIT A LEGAL DESCRIPTION

**PARCEL 1:**

LOT 25 IN BLOCK 2 IN KEENEY'S HIGHLANDS ADDITION TO AUSTIN, A SUBDIVISION OF THE NORTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 1 AND 2 IN BLOCK 15 IN W.S. WALKER'S SUBDIVISION OF BLOCKS 14 AND 15 IN SALISBURY'S SUBDIVISION OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CKA: 5635 W. Iowa Street (AKA 854 N. Parkside Ave.) and 5448 W. Lemoyne (AKA 1501 N. Linder Ave.), Chicago, IL 60651


PIN(s): 16-05-430-021-0050 and 16-04-102-025-0000

After recording return deed to  
And all future tax bills shall be sent to:

*PO Box  
4972  
Skokie IL 60076*

**Marshall Richter**  
Attorney at Law  
marshall@closinglawyer.com  
5250 Old Orchard Rd. 300  
Skokie, IL 60077

<b>REAL ESTATE TRANSFER TAX</b>		14-Aug-2014
		<b>COUNTY:</b> 162.50
		<b>ILLINOIS:</b> 325.00
		<b>TOTAL:</b> 487.50
16-04-102-025-0000   20140801620543   0-134-310-016		

<b>REAL ESTATE TRANSFER TAX</b>		14-Aug-2014
	<b>CHICAGO:</b>	2,437.50
	<b>CTA:</b>	975.00
	<b>TOTAL:</b>	3,412.50
16-04-102-025-0000   20140801620543   0-709-695-616		