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

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. Kilbour 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 any to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Froperty").

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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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:
Artesian LLC, an Illinois limited liability company
By: One
Andrea Klippenstine, authorized signatory
ACKNOWLEDGEMENT
STATE OF ILLINOIS)
COUNTY OF
I, the undersigned, a Noter's Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Andrew Lippenstine, the authorized signatory of Artesian LLC, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.
Given under my hand and notarial seal this
Notary Public My commission expires on 24 31 2016
O'S STATE OF THE PARTY OF THE P
Notary Hublic

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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 V. Dwa Street (AKA 854 N. Parkside Ave.) and 5448 W. Lemoyne (AKA 1501 N. Linder Ave.), Chicago, ½ 61651

PIN(s): 16-05-430-021-0030 and 16-04-102-025-0000

After recording return deed to

And all future tax bills shall be sent α :

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

Skuke 1260076

REAL ESTATE TRANSFER TAX

REAL ESTATE TRAP SFE ? TAX			14-Aug-2014
		COUNTY:	162.50
		I' LINOIS:	325.00
7033		OTAL:	487.50
16-04-10	2-025-0000	20140801620.43	0-134-310-016

REAL ESTATE TRANS	FER TAX	14-/.ug-2014
	CHICAGO:	2.437 50
	CTA:	£75.00
	TOTAL:	3,412.50
16-04-102-025-0000	20140801620543	0-709-695-616