

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 2014, between NB PAD HOLDINGS II, LLC, party of the first part, and CULLOM 4169 LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 1426957117 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2014 11:52 AM Pg: 1 of 3

SEE ATTACHED EXHIBIT

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done and is not aware of, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises (or any portion thereof), against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: covenants and conditions of record, public and utility, easements, acts done or suffered by Purchaser or its agents or contractors, existing leases and tenancies, and such other title exceptions shown as Exhibit B.

Permanent Real Estate Index Number(s): See attached Exhibit A

Address of real estate: 4169-4177 W. Cullom, Chicago, Illinois 60641

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

NB PAD HOLDINGS II, LLC

By: 
Name: Benjamin J. Pickel
Title: Manager

FIDELITY NATIONAL TITLE

5/10/14/30
4/14/14

(3)

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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, the undersigned, a notary public, in and for the County and State aforesaid, do hereby certify, that Benjamin J. Pickel, as a Manager of NB PAD HOLDINGS II, LLC (the "Company"), 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 he acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act of the Corporation, for the use and purposes set forth therein.

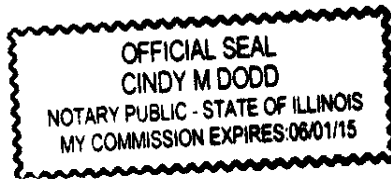
GIVEN under my hand and Notarial Seal this 27th day of August 2014.



Notary Public

This instrument prepared by:

William J. Hurley, III
Crowley & Lamb, P.C.
221 N. LaSalle Street
Suite 1550
Chicago, Illinois 60601



City of Chicago
Dept. of Finance
674523
9/17/2014 12:52
df00347



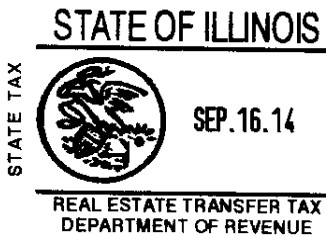
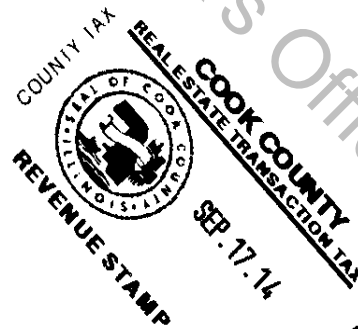
Real Estate
Transfer
Stamp
\$16,485.00
Batch 8,786,439

MAIL TO:

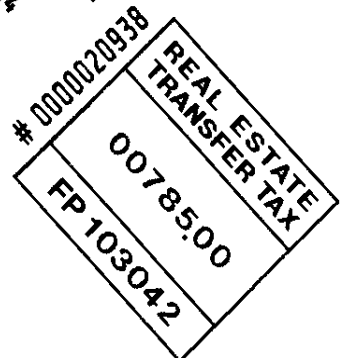
DAVID CUTLER
4131 MAIN STREET
SKOKIE IL 60076

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey Allan Management
6721 S Paxton
Chicago IL 60649



# 000000176	REAL ESTATE TRANSFER TAX
	0.157000
	FP 102809



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBERS 4169-1, 4169-2, 4169-3, 4171-1, 4171-2, 4171-3, 4175-1, 4175-2, 4175-3, 4177-1, 4177-2, 4177-3, P-1, P-2, P-3, P-4, AND P-5 IN 4169 W. CULLOM CONDOMINIUMS ASSOCIATION, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN BLOCK 10 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER, SECTION 15 AND NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED 03/04/2010 AS DOCUMENT NUMBER 1006310016, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s):

13-15-410-042-1001	13-15-410-042-1002	13-15-410-042-1003
13-15-410-042-1004	13-15-410-042-1005	13-15-410-042-1006
13-15-410-042-1007	13-15-410-042-1008	13-15-410-042-1009
13-15-410-042-1010	13-15-410-042-1011	13-15-410-042-1012
13-15-410-042-1013	13-15-410-042-1014	13-15-410-042-1015
13-15-410-042-1016	13-15-410-042-1017	

Address of Real Estate: 4169-4177 W. Cullom, Chicago, Illinois 60641