



# UNOFFICIAL COPY

## Permitted Title Exceptions

General taxes not yet due and payable as of the Closing Date; zoning and building laws, codes and ordinances, covenants, conditions and restrictions of record which do not materially prohibit or restrict the existing uses of the Property; private, public and utility easements and roads and highways, if any, none of which materially prohibit or restrict the existing uses of the Property; acts done or suffered by, or judgments against Purchaser; and

General Exceptions: (1) Rights or claims of parties in possession not shown by public records; (2) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land; (3) Easements, or claims of easements, not shown by public records; (4) Any lien, or right of lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records; and (5) Taxes or special assessments which are not shown as existing liens by the public records.

Admission of Dudley J. Stetzer to violation of restrictions set forth in deed document 7015009 noted below as disclosed by agreement recorded July 18, 1946 as Document 13848592 between Multi-Electrical Manufacturing Company and D. J. Stetzer and H. J. Gilman which agreement purports to grant to said D. J. Stetzer and not to his heirs, etc., and to H. J. Gilman and not to his heirs, etc., permission to continue the present and proposed violations of said restrictions. Note: Supplemented by agreement recorded December 24, 1970 as Document 21252216.

Covenants contained in warranty deed recorded December 13, 1920 as Document 7015009 that no building or buildings shall be erected on the East 10 feet of Lot 19. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

The Land falls within the Northwest Industrial Corridor Redevelopment Area by the City of Chicago (Tax Increment Allocation Redevelopment Act) and subject to the terms, conditions and provisions as contained in said instrument recorded December 3, 2007 as Document Number 0733709069.


This instrument was prepared by: Jennifer Esposito, Kantor Apter & Esposito, Ltd., 355 Dundee Road, Suite 160, Northbrook, Illinois 60062.



### After recording, mail to:

Mr. Ben Myers  
6525 North Clark Street  
Chicago, Illinois 60626

### Send subsequent tax bills to:

Jeffrey Lichten  
c/o Black Swan Manufacturing Co.  
4255 West Lake Street  
Chicago, Illinois 60624

REAL ESTATE TRANSFER TAX		22-Sep-2014
	CHICAGO:	3,000.00
	CTA:	1,200.00
	<b>TOTAL:</b>	<b>4,200.00</b>
16-10-409-002-0000   20140901630026   0-971-199-616		

REAL ESTATE TRANSFER TAX		22-Sep-2014
		COUNTY:
		ILLINOIS:
		<b>TOTAL:</b>
16-10-409-002-0000   20140901630026   1-988-711-552		