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1427504184 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/02/2014 03:18 PM Pg: 1 of 2

FIDELITY	NATIONAL TITLE	550	1/5%	5
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WARRANTY DEED

Above Space For Use by Recorder of Deeds

THE GRANTOR, MIDWEST CANVAS CORP., an Illinois corporation, whose principal place of business is located at 4635 West Lake Street, Chicago, Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), and other good and valuable considerations in hand paid, does hereby CONVEY and WARRANT to the GRANTEE, JEFFREY LICHTEN, a married man, whose address is 690 Marion ___, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to Highland Park, wit:

LOTS 19 TO 24, BOTH INCLUSIVE, IN BLOCK 14 IN THE WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECIOTN 10, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1873 AS DOCUMENT 105373, IN COOK COUNTY, ILLINOIS,

together with the tenements, hereditaments and appurtenances thereanto belonging or in any wise appertaining and subject to the permitted title exceptions set forth on page 2 hereof and incorporated increin.

Permanent Real Estate Index Numbers:

16-10-409-001-0000 and 16-15-409-002-0000

Address of Real Estate: 4255 West Lake Street, Chicago, Illinois 60624

Dated this 15 day of September, 2014.

MIDWEST CANVAS CORP., an Winois corporation (SEAL) Handwerker, its President

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barry Handwerker, President of Midwest Canvas Corp., 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 he signed, sealed and delivered the said instrument as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

15th day of September Given under my hand and official seal this

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"OFFICIAL JENNIFER ANN ESPOSITO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/18/2016

Commission expires

1427504184D Page: 2 of 2

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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 and 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. Setzer to violation of restrictions set forth in deed document 7015009 noted below as disclosed by agreement recorded July 18, 1946 25 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 prospet and proposed violations of said restrictions. Note: Supplemented by agreement recorded December 24, 1970 as Document 2,252216.

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 Corno Redevelopment Area by the City of Chicago (Tax Increment Allocation Redevelopment Act) and subject to the terms, condition 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. 55, Dundee Road, Suite 160, Northbrook, Illinois 60062.

After recording, mail to:

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

Send subsequent tox bills to:

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

REAL ESTATE TRANS	22-Sep-2014		
	CHICAGO:	3,000.00	
	CTA:	1,200.00	
	TOTAL:	4,200.00	
16-10-409-002-0000	20140901630026	0.071.100.646	

REAL ESTATE TRANSFER TAX			22-Sep-2014
		COUNTY:	200.00
		ILLINOIS:	400.00
40.40		TOTAL:	600.00
16-10-40	9-002-0000 20	0140901630026	1-988-711-552