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GIT 40014236 1/1 SPECIAL WARRANTY DEED Statutory (ILLINOIS)



Doc#: 1427919162 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/06/2014 04:12 PM Pg: 1 of 4

THE GRANTORS, JACOB BLETNITSKY AND IRINA BLETNITSKY, husband and wife, of the Village of Skokie. County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by those presents do GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE, ZJ & S PARTNERS, LLC, a Nevada limited liability company, its successors and assigns, FOREYER all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATT/ C'JED HERETO AND MADE APART HEREOF.

PIN: 10-28-210-017-0000

Common Address: 7880

Lincoln Avenue. Skokie, Illinois 60077

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, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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 Grantee, its successors and assigns, FOREVER.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that the Grantor will WARRANT and DEFEND the said promises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject to:

Those matters set forth on Exhibit "B" as Permitted Exceptions attached hereto.

THE PROPERTY IS NOT A HOMESTEAD PROPERTY.

[SIGNATURE PAGE TO FOLLOW]

1427919162 Page: 2 of 4

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed effective as of this _____ day of September, 2014

Jacob Bletnitsky

Irina Bletnitsky

STATE OF ILLINOIS

COUNTY OF COOK

) ss:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Jacob Bletnitsky and Irina Bletnitsky, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official se il this 24th day of September, 2014.

Notary Public

My commission expires:

This instrument was prepared by: Bronson & Kahn LLC

150 North Wacker Drive, Suite 1400 Chicago, Illinois 60606

Record and Mail to:

ZJ & S Partners, LLC, 3334 East Coast Highway Corona Del Mar, California 92625

UNILAGE OF SKOKIE

E CONOMIC BEVELOPMENT TAX

E PIN: 0-28-30-32-000-0

E ADDRESS: 1881-1891-0

E 3196 91414 50 E

E CULTURE DE CULTU

ROSLYN HAMER
NOTARY PUBLIC, STATE OF ILLINGIS
MY COMMISSION EXPIRES 12/9/2016

Send Subsequent Tax Bilis to:

ZJ & S Partners, LLC 3334 East Coast Highway Corona Del Mar, California 92625

REAL ESTATE TRANSFER TAX			06-Oct-2014
		COUNTY:	416.50
1922		ILLINOIS:	833.00
		TOTAL:	1,249.50
	0.047.0000	20141001635321	0-971-918-464

1427919162 Page: 3 of 4

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EXHIBIT "A"

THAT PART OF BLOCK 5 IN THE CIRCUIT COURT PARTITION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 AND 18 IN WILLIAM LILL ADMINISTRATOR'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5 IN THE AFORESAID CIRCUIT COURT PARTITION (SAID NORTHWEST CORNER BEING THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF LINCOLN AVENUE WITH THE EASTERLY LINE OF THE ALLEY RUNNING ALONG THE WESTERLY LINE OF SAID BLOCK 5) RUNNING THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF SAID ALLEY, 125.00 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LINCOLN AVENUE 51.78 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL WITH THE SAID EASTERLY LINE OF SAID ALLEY 125.00 FEET TO THE SOUTHWESTERLY LINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE OF LINCOLN AVENUE 51.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

County Clarks Office Property address: 7880 Lincoln Avenue, Skokle, 1L 60077

Tax Number: 10-28-210-017

1427919162 Page: 4 of 4

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. General real estate taxes not yet due and payable as of the date hereof.
- 2. Lease between ZJ & S Partners, LLC and Jacob's Ceramic Studio, Inc. dated September 16, 2014

