

# UNOFFICIAL COPY

GIT 400142350 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: 10/08/2014 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 these 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, FOREVER 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" ATTACHED 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 premises, 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]



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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.

Property address: 7880 Lincoln Avenue, Skokie, IL 60077  
Tax Number: 10-28-210-017

Property of Cook County Clerk's Office

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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

Property of Cook County Clerk's Office

