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Doc#: 1428018064 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2014 01:47 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED
BY:

Deborah Haddad
HADDAD LAW FIRM LLC
900 North Shore Drive
Suite 270
Lake Bluff, Illinois 60044

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 20th day of September 2014, between 969 Land LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and Lexington Square Place LLC, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's 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:

See Exhibit A attached hereto.

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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, 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 against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

969 LAND LLC,
an Illinois limited liability company

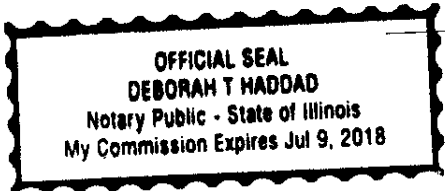
By: *[Signature]*
Wayne Moretti
Its: Manager

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wayne Moretti, the Manager of 969 Land LLC, an Illinois limited liability company (the "Company"), personally known 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 and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 24th day of September, 2014.

Deborah T. Haddad
Notary Public



MAIL TO:

Deborah T. Haddad
Haddad Law Firm LLC
900 North Shore Drive, #270
Lake Bluff, IL 60044

SEND SUBSEQUENT TAX BILLS TO:

Lexington Square Place LLC
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
Attention: Jeff Compton

OR RECORDER'S OFFICE BOX NO. _____

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E OF
35 ILCS 200/31-45 KNOWN AS
THE REAL ESTATE TRANSFER ACT



Deborah T. Haddad
Buyer, Seller or Representative

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- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record which do not interfere with the use of the real estate;
- (iv) applicable zoning and building laws and ordinances;
- (v) roads and highways;
- (vi) unrecorded public utility easements, if any;
- (vii) plats of dedication and covenants thereon;
- (viii) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee;
- (ix) liens and other matters of title over which the title company, is willing to insure without cost to Grantee; and

Permanent Real Estate Index Number(s): 17-32-414-020-0000 and 17-32-414-029-0000

Address(es) of real estate: ~~945~~ W. 37th Place, Chicago, Illinois 60609
945

REAL ESTATE TRANSFER TAX		07-Oct-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-32-414-020-0000 | 20141001635080 | 1-753-085-056

REAL ESTATE TRANSFER TAX		07-Oct-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-32-414-020-0000 | 20141001635080 | 1-739-781-248

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Date: September 26 2014

EXHIBIT A

Legal Description

LOTS 1 THROUGH 28, BOTH INCLUSIVE, AND THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 18 TO 28, AND THE VACATED ALLEY LYING BETWEEN LOTS 2 TO 15, ALL IN BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS:
945 ~~945~~ W 37th PLACE
Chicago IL 60609

PIN# 17-32-414-000-0000
17-32-414-020-0000

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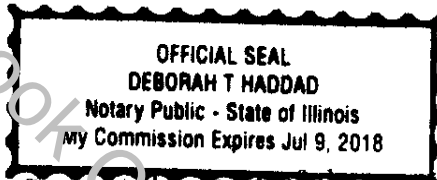
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated September 26, 2014 Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the said Manager, Wayne Moretti this 26th day of September 2014.

[Signature]
Notary Public

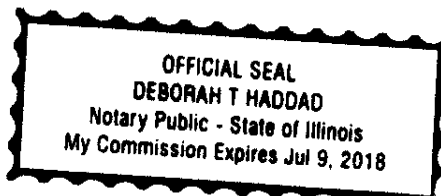


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated September 26, 2014 Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me by the said Manager, Wayne Moretti this 26th day of September 2014.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]