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Doc#: 1428019088 Fee: \$48.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2014 11:48 AM Pg: 1 of 6

(The Above Space for Recordors Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 6 day of October, 2014 between **SEDGWICK ACQUISITIONS, LLC**, an Illinois limited liability company ("Grantor"), with a mailing address of 1636 N. Bosworth, Unit C-1, Chicago IL 60642 and **1429 N. SEDGWICK, LLLP**, an Illinois limited liability limited partnership ("Grantee"), whose address is 1922 S. Prairie Street, Chicago IL 60616.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on Schedule A attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, its successors and assigns, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND the said premises

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against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on **Schedule B** attached hereto and made a part hereof.

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

SEDGWICK ACQUISITIONS, LLC, an Illinois limited liability company

By: 

Name: Michael N. Lerner

Title: Manager

Send tax bills to:

1429 N. Sedgwick, LLLP
1922 S. Prairie Street
Chicago IL 60616

REAL ESTATE TRANSFER TAX 06-Oct-2014

COUNTY:	2,225.00
ILLINOIS:	4,450.00
TOTAL:	6,675.00

17-04-200-046-0000 | 20141001635313 | 0-194-661-504

REAL ESTATE TRANSFER TAX 06-Oct-2014

CHICAGO:	33,375.00
CTA:	13,350.00
TOTAL:	46,725.00

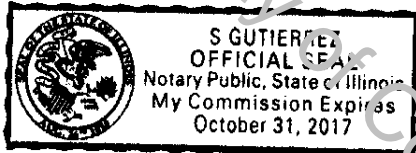
17-04-200-046-0000 | 20141001635313 | 1-184-255-104

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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 Michael N. Lerner, personally known to me to be the Manager of Sedgwick Acquisitions, LLC, an Illinois limited liability company ("Company"), whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that in such capacity he signed and delivered the said Instrument as said Manager of said Company as his free and voluntary act and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 3rd day of October, 2014.



[Handwritten Signature]

Notary Public

My Commission Expires
10/31/17

PROPRIETARY
Cook County Clerk's Office

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Schedule A

The Land

SUB LOTS 14 AND 15 IN THE SUBDIVISION OF LOT 136 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-04-200-046-0000
17-04-200-047-0000

COMMON ADDRESS: 1429-1431 N. SEDGWICK, CHICAGO IL 60610-1234

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Schedule B

Permitted Exceptions

1. ACTS OF PURCHASER, AND PERSONS CLAIMING THROUGH PURCHASER.
2. CURRENT CITY, STATE AND COUNTY AD VALOREM PROPERTY TAXES NOT YET DUE AND PAYABLE.
3. ENCROACHMENT OF THE FOLLOWING AS DISCLOSED BY PLAT OF SURVEY DATED OCTOBER 29, 2003 MADE BY UNITED SURVEY SERVICE CO., SURVEY NUMBER 2003-10381: BUILDING/OLD BRICK WALL OF THE PROPERTY TO THE SOUTH OVER AND ACROSS THE SOUTH LOT LINE AND ONTO THE SUBJECT PROPERTY.

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