

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED



Doc#: 1428334058 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/10/2014 11:12 AM Pg: 1 of 6

**HRACH B. ALEXANIAN** and **TIMOTHY G. LOUCOPOULOS** (collectively, "Grantors"), with an address of 2300 West Diversey Avenue, Chicago, Illinois 60642, Cook County, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, do **CONVEY, GRANT, BARGAIN AND SELL** unto **RACINE 3728, LLC**, an Illinois limited liability company ("Grantee"), with an address of 120 North LaSalle Street, Suite 1320, Chicago, Illinois 60602, Cook County,

**Above Space for Recorder's Use Only**

the following described real estate situated in the County of Cook in the State of Illinois, to wit (the "Real Estate"):

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

**Permanent Real Estate Index Number:** 14-20-118-036-0000

**Commonly known as:** 3728 North Racine Avenue, Chicago, Illinois 60612

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 Grantors, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Real Estate, with the appurtenances, unto Grantee, its successors and assigns, forever.

And Grantors, for themselves, and their successors, do covenant, promise and agree, to and with Grantee, its successors and assigns, that they have not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under them, they **WILL WARRANT AND DEFEND**, subject to: See Exhibit B attached hereto and made a part hereof.

**This is not a homestead property.**

[SIGNATURES CONTAINED ON THE FOLLOWING PAGE.]

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[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantors have executed the foregoing instrument as of the 30<sup>th</sup> day of September, 2014.

*Hrach Alexanian*  
HRACH B. ALEXANIAN

*[Signature]*  
TIMOTHY G. LOUCOPOULOS

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF McHenry )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Hrach B. Alexanian** and **Timothy G. Loucopoulos** are personally known to me to be the same persons whose names are subscribed to 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 notarial seal this 30<sup>th</sup> day of September, 2014.

*Patricia A. Sproveri*  
Notary Public



My Commission Expires:

11-1-14

This instrument was prepared by:

Demetre G. Lambropoulos  
McCarthy Duffy LLP  
180 N. LaSalle Street, Suite 1400  
Chicago, Illinois 60601-2602

<p>After Recording, Please Return To:</p> <p>Lisa J. Saul 24 West Erie Street, Suite 4A Chicago, Illinois 60654</p>	<p>Send Subsequent Tax Bills To:</p> <p><u>Bacone 3728 LLC</u> <u>c/o Alan Skidelsky</u> <u>120 North LaSalle St. Suite 1320</u> <u>Chicago, IL 60602</u></p>
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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 85 AND THE SOUTH 5 FEET OF LOT 86, IN THE SUBDIVISION OF BLOCK 7 AND THAT PART LYING WEST OF RACINE AVENUE OF BLOCK 8, IN EDSON'S SUBDIVISION OF THE SOUTH THREE-FOURTHS (3/4) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART IN THE NORTHEAST CORNER THEREOF), TOGETHER WITH A PART OF LOT 12, IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT B**

**EXCEPTIONS**

1. Covenants, conditions and restrictions of record.
2. Public and utility easements.
3. Existing leases and tenancies.
4. General real estate taxes for the year 2014 and subsequent years.

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## REAL ESTATE TRANSFER TAX

10-Oct-2014



<b>CHICAGO:</b>	6,956.25
<b>CTA:</b>	2,782.50
<b>TOTAL:</b>	9,738.75

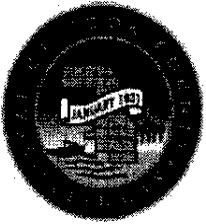
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## REAL ESTATE TRANSFER TAX

10-Oct-2014



<b>COUNTY:</b>	463.75
<b>ILLINOIS:</b>	927.50
<b>TOTAL:</b>	1,391.25

14-20-118-036-0000 | 20140901633815 | 0-309-841-024