



Doc#: 1428910020 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2014 11:21 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
(Illinois)

After Recording, Please Return To:

Law Firm of Robert D. Lattas
2220 West North Avenue
Chicago, Illinois 60647
Attn: Robert D. Lattas

Send Subsequent Tax Bills To:

2710 West Belmont, Inc.
2220 West North Avenue
Chicago, Illinois 60647

Above Space for Recorder's Use Only

2 OF 5

ES20PA

8963113

THE GRANTOR, MAJ LOANS SPECIAL ASSETS LLC, an Illinois limited liability company, for and in consideration of (\$10.00) TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to the authority of the undersigned,

CONVEYS and WARRANTS to 2701 W. BELMONT, INC., an Illinois corporation ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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: 13-25-200-016-0000

Address of Real Estate: Lot 1, 2701 W. Belmont Avenue, Chicago, Illinois 60618

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, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby

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Box 400-CTCC

UNOFFICIAL COPY

State of Illinois)

ss.

County of Cook)



I, the undersigned, a Notary Public for and for in said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Connor, personally known to me to be the Manager of MAJ LOANS SPECIAL ASSETS LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of August, 2014.


My Commission expires: 5/28/17 Daniel Kahan
Notary Public



This instrument was prepared by: Katherine S. Sprenger, Esq., Barack Ferrazzano
Kirschbaum & Nagelberg, LLP, 200 West Madison Street, Suite 3900, Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		10-Sep-2014
	COUNTY:	258.75
	ILLINOIS:	517.50
	TOTAL:	776.25

13-25-200-016-0000 | 20140701613327 | 0-803-816-576

REAL ESTATE TRANSFER TAX		10-Sep-2014
	CHICAGO:	3,881.25
	CTA:	1,552.50
	TOTAL:	5,433.75

13-25-200-016-0000 | 20140701613327 | 1-268-417-664

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EXHIBIT A TO DEED

Legal Description

LOT 1 AND THE EAST 3.75 FEET OF LOT 2 IN GOLDSMITH AND SMITHS RESUBDIVISION OF LOTS 1 TO 11, BOTH INCLUSIVE, IN MCCORMICKS RESUBDIVISION OF LOTS 1 TO 21, INCLUSIVE, IN NISSEN'S SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-25-200-016-0000

ADDRESS: 2701 W. BELMONT, CHICAGO, IL 60618

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EXHIBIT B TO DEED

Exceptions

1. General real estate taxes for the year(s) 2014 and subsequent years not yet due or payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Matters disclosed by a current survey.