



Doc#: 1428910021 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2014 11:22 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

8963113
ES20PA 3 of 5

THE GRANTOR, BELMONT-WASHTENAW 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 2, 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

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the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.


IN WITNESS WHEREOF, Grantor has executed the foregoing instrument as of the 29th day of August, 2014.

BELMONT-WASHTENAW LLC, an Illinois limited liability company

By: [Signature]
Name: _____
Its: marcy

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		11-Sep-2014
	COUNTY:	258.75
	ILLINOIS:	517.50
	TOTAL:	776.25
13-25-200-016-0000 20140701613331 1-800-815-744		

REAL ESTATE TRANSFER TAX		11-Sep-2014
	CHICAGO:	3,881.25
	CTA:	1,552.50
	TOTAL:	5,433.75
13-25-200-016-0000 20140701613331 1-748-780-160		

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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 BELMONT-WASHTENAW 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

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EXHIBIT A TO DEED

Legal Description

LOT 2 (EXCEPT THE EAST 3.75 FEET THEREOF) AND THE EAST 28.6 FEET OF LOT 3 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.