

# UNOFFICIAL COPY

**THIS INSTRUMENT  
PREPARED BY:**

Michael J. Levick, Esq.  
Levick Legal Group, LLC  
350 West Hubbard Street  
Chicago, Illinois 60654



Doc#: 1429610035 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2014 10:55 AM Pg: 1 of 4

**AFTER RECORDING  
RETURN TO:**

Attn: *Debra Stuman*  
*Maitha Krumpal*  
*513 Central Ave 5th floor*  
*Highland Park Ill 60035*

*29365690270*

**SPECIAL WARRANTY DEED  
(ILLINOIS)**

THIS INDENTURE, made this 8<sup>th</sup> day of October, 2014, between **KF LAKEVIEW, LLC**, a 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, having a principal business address of 350 West Hubbard Street, Suite 620, Chicago, Illinois 60654 ("Grantor"), and **LINCOLN AND ROSCOE, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and principal business address of having a principal mailing address of 225 West Hubbard Street, Chicago, Illinois 60610.

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, and pursuant to authority given by the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to Grantee's successors and assigns, FOREVER, all the following described real estate (the "Property") situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,**

subject to those exceptions and matters described on **EXHIBIT B** attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the Property with all and singular, the rights, privileges, hereditaments and appurtenances belonging, or in anyway appertaining thereto, unto Grantee and unto Grantee's successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those exceptions and matters described on **EXHIBIT B** attached hereto and incorporated herein by reference.

**Box 400-CTCC**

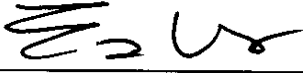
S Y  
P 4  
S N  
SC Y  
INT AB

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IN WITNESS WHEREOF, said Grantor has signed these presents as of the day and year first above written.

**GRANTOR:**

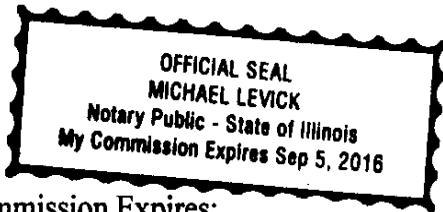
**KF LAKEVIEW, LLC,**  
An Illinois limited liability company

By:   
Name: Edwin M. Vdovets  
Title: Manager

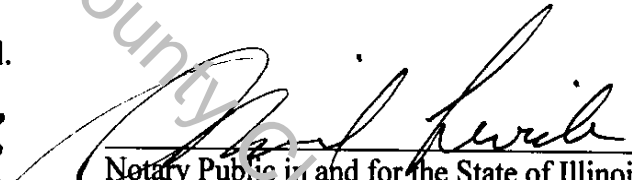
STATE OF ILLINOIS §  
  §  
COUNTY OF COOK §

On October 7, 2014, before me, Michael Levick, a Notary Public, personally appeared Edwin M. Vdovets, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.






My Commission Expires: \_\_\_\_\_

  
Notary Public in and for the State of Illinois  
County of Cook  
Michael Levick  
Printed Name of Notary

**SEND SUBSEQUENT TAX BILLS TO:**

Stephanie Bergtsson  
910 Kensington Properties  
225 W. Hubbard St Ste. 400  
Chicago, IL 60654-4916

REAL ESTATE TRANSFER TAX		09-Oct-2014
	CHICAGO:	19,500.00
	CTA:	7,800.00
	TOTAL:	27,300.00
14-19-414-036-0000   20141001635784   0-227-331-200		

REAL ESTATE TRANSFER TAX		09-Oct-2014
	COUNTY:	1,300.00
	ILLINOIS:	2,600.00
	TOTAL:	3,900.00
14-19-414-036-0000   20141001635784   0-633-064-576		

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 8, 9, 10, 11, 12 AND 13, ALSO THAT PART OF THE ALLEY VACATED BY ORDINANCE PASSED JUNE 29, 1922 AND RECORDED JULY 11, 1922 AS DOCUMENT 7570412 LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 13, ALL IN BLOCK 3 IN GROSS NORTH ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOTS 8 AND 9 HERETOFORE CONVEYED BY AUGUST UHLEIN AND OTHERS TO CLARENCE BUCKINGHAM BY DOCUMENT 3835620, AND ALSO EXCEPT THAT PART OF SAID LOTS 8, 9 AND 10 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN BLOCK 3 OF SAID GROSS NORTH ADDITION TO CHICAGO, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF LINCOLN AVENUE; THENCE, ON AN ASSUMED BEARING OF NORTH 26 DEGREES 00 MINUTES 42 SECONDS WEST 14.90 FEET, ALONG SAID RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF THE EXCEPTION BEING DESCRIBED, FOR THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST 65.88 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 29 SECONDS EAST 20 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 31 SECONDS EAST 56.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF LINCOLN AVENUE; THENCE SOUTH 26 DEGREES 00 MINUTES 42 SECONDS EAST 22.31 FEET TO THE POINT OF BEGINNING) ALL IN CCI.

ALSO DESCRIBED AS

THAT PART OF LOTS 8, 9, 10, 11, 12 AND 13, ALSO THAT PART OF THE ALLEY VACATED BY ORDINANCE PASSED JUNE 29, 1922 RECORDED JULY 11, 1922 AS DOCUMENT 7570412, LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 13 ALL IN BLOCK 3 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOTS 8 AND 9 HERETOFORE CONVEYED BY AUGUST UHLEIN AND OTHERS TO CLARENCE BUCKINGHAM BY DOCUMENT 3835620), DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF LINCOLN AVENUE WITH THE NORTHERLY RIGHT-OF-WAY OF ROSCOE STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 80 DEGREES 32 MINUTES 51 SECONDS WEST, A DISTANCE OF 149.72 FEET (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983) ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 01 DEGREES 26 MINUTES 23 SECONDS WEST, A DISTANCE OF 90.80 FEET ALONG THE WEST LINE OF SAID LOT 13 AND THE WEST LINE OF SAID VACATED ALLEY TO THE SOUTHWESTERLY LINE OF SAID LOT 8; THENCE NORTH 60 DEGREES 43 MINUTES 53 SECONDS WEST, A DISTANCE OF 1.81 FEET ALONG SAID SOUTHWESTERLY LINE OF LOT 8 TO THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE NORTH 62 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 20.50 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 8 TO THE SOUTH LINE OF SAID PROPERTY CONVEYED BY DOCUMENT 3835620; THENCE NORTH 88 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 26.81 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A LINE 20.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 88 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 66.09 FEET ALONG SAID PARALLEL LINE TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF LINCOLN AVENUE; THENCE SOUTH 27 DEGREES 57 MINUTES 17 SECONDS EAST, A DISTANCE OF 89.87 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF LINCOLN AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-19-414-036-0000

COMMON ADDRESS: 3400 N LINCOLN AVENUE, CHICAGO, IL 60657-1195

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## EXHIBIT B

### PERMITTED EXCEPTIONS

Lien of real estate taxes not yet due and payable.

EASEMENT IN FAVOR OF THE CHICAGO TRANSIT AUTHORITY, A MUNICIPAL CORPORATION, ITS AGENTS, CONTRACTORS, TENANTS, LICENSEES, GUESTS, INVITEES, GRANTEES, EMPLOYEES AND REPRESENTATIVES, AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE PERPETUAL RIGHT AND EASEMENT (WHICH EASEMENT SHALL BE APPURTENANT TO THE BENEFITTED PARCEL) UPON, OVER, THROUGH, UNDER, ACROSS AND ALONG THE EASEMENT AREA FOR THE PURPOSES OF GAINING PEDESTRIAN ACCESS, INGRESS AND EGRESS TO, FROM AND BETWEEN THE BENEFITTED PARCEL AND TO AND FROM ANY AND ALL PUBLIC STREETS, ROADWAYS, PATHS, DRIVEWAYS AND HIGHWAYS ADJACENT TO THE EASEMENT AREA, FROM TIME TO TIME AND AT ANY AND ALL TIMES, SUBJECT TO THE TERMS, CONDITIONS AND AGREEMENTS SET FORTH THEREIN, RECORDED/FILED MAY 30, 2013 AS DOCUMENT NO. 1315022094 AFFECTING THAT PORTION OF THE LAND AS MORE FULLY DESCRIBED THEREIN AND AS DEPICTED ON EXHIBIT "E" ATTACHED THERETO.

PURSUANT TO PARAGRAPH 1 (A) OF SAID AGREEMENT IT IS NOT THE INTENTION OF THE ACCESS EASEMENT TO BECOME AVAILABLE FOR USE UNTIL SUCH TIME AS THE GRANTOR'S DEVELOPMENT IS COMPLETED AND A HARD AND LEVEL SURFACE IS CONSTRUCTED WITHIN THE EASEMENT AREA AND THE TERMS AND CONDITIONS SET FORTH THEREIN.

Plat of Survey by Manhard Consulting Ltd, dated April 22, 2014, discloses the following:

1. ENCROACHMENT OF THE BUILDING LOCATED ON THE LAND NORTH AND ADJOINING, ONTO LAND BY .54 FEET.
2. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY WEST AND ADJOINING BY 2.4 FEET, SOUTH AND ADJOINING BY .1 FOOT AND NORTHEASTERLY AND ADJOINING BY .2 FEET.