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This Instrument Prepared by:
Jeffrey D. Friedman
Federman Steifman LLP
414 North Orleans, Suite 210
Chicago, IL 60654

Doc#: 1430829071 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/04/2014 03:47 PM Pg: 1 of 5

14000031980 3 of 3

Upon Recording, Return to:
M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480

Property Address:
4200 S. Ashland Avenue
Chicago, Illinois
P.I.N. 20-06-201-001-0000, 20-06-201-002-0000, 20-06-201-003-0000, 20-06-201-004-0000,
20-06-201-019-0000, 20-06-201-020-0000, 20-06-201-021-0000, 20-06-201-022-0000,
20-06-201-023-0000, 20-06-201-024-0000, 20-06-201-025-0000, 20-06-201-026-0000

SPECIAL WARRANTY DEED

Deed made as of this 31st day of October, 2014, by **42ND ASHLAND, LLC**, an Illinois limited liability company (the "**Grantor**"), and **SS REALTY, LLC**, a Georgia limited liability company with an address of 132 Sheppard Avenue West, Suite 100, North York, Ontario, M2N 1M5 (the "**Grantee**").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property, and all the improvements thereon, situated in the County of Cook, State of Illinois described on **Exhibit A** attached hereto (the "**Property**"), together with the hereditaments and appurtenances pertaining to such Property, 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 in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that, except for the Permitted Exceptions described on **Exhibit B** attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

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

42nd ASHLAND, LLC,
an Illinois limited liability company

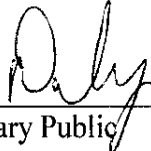
By: R.S.
R. Stephen Qualkinbush, Member

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that R. Stephen Qualkinbush, Member of 42nd Ashland, LLC., an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said Deed as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal this 31 day of October 2014.





Notary Public

My Commission expires: 8/20/18



REAL ESTATE TRANSFER TAX		04-Nov-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-06-201-019-0000 | 20141001641054 | 0-997-194-880

REAL ESTATE TRANSFER TAX		05-Nov-2014
	COUNTY:	2,550.00
	ILLINOIS:	5,100.00
	TOTAL:	7,650.00

20-06-201-019-0000 | 20141001641054 | 1-033-239-680

Mail Tax Bills to:
Bank of America
NC1-001-03-81
101 N. Tryon
Charlotte, NC 28255

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN WILSHIRE'S SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO OR CONDEMNED BY THE CITY OF CHICAGO FOR WIDENING OF ASHLAND AVENUE.

PARCEL 2:

LOTS 1, 2 AND 3 AND THE NORTH 1/2 OF THE PRIVATE ALLEY SOUTH OF AND ADJOINING SAID LOTS 1, 2 AND 3, ALL IN THE SUBDIVISION OF LOTS 43, 44, 45, 46, 47 AND 48 IN M. AND G. WILSHIRE'S SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PARCEL OF LAND 16.00 FEET WIDE, WEST OF AND ADJOINING THE WEST LINE OF LOTS 1, 2, 3 AND 4 IN WILSHIRE'S SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING NORTH OF THE SOUTH LINE EXTENDED EAST OF LOT 1 IN THE SUBDIVISION OF LOTS 43, 44, 45, 46, 47 AND 48 IN WILSHIRE'S SUBDIVISION AFORESAID; LYING SOUTH OF THE NORTH LINE EXTENDED EAST OF SAID LOT 1 IN THE SUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN WILSHIRE'S SUBDIVISION AFORESAID AND LYING EAST OF AND ADJOINING THE EAST LINE OF THE SAID LOT 1 IN THE SUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN WILSHIRE'S SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS;

THE SAID PARCEL BEING THE SAME 96.70 FEET NORTHERLY PART OF A NORTH/SOUTH PUBLIC ALLEY VACATED BY CITY OF CHICAGO ORDINANCE DEPOSITED WITH THE CITY CLERK NOVEMBER 2, 1927, A COPY OF WHICH WAS RECORDED DECEMBER 1, 1927 AS DOCUMENT 9857332.

PARCEL 4:

LOT 4 AND THE NORTH 1/2 OF THAT PART OF THE PRIVATE ALLEY SOUTH OF AND ADJOINING SAID LOT 4 IN THE RESUBDIVISION OF LOTS 43 TO 48 BOTH INCLUSIVE IN THE SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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Permanent Real Estate Index Number(s):

20-06-201-001-0000
20-06-201-002-0000
20-06-201-003-0000
20-06-201-004-0000
20-06-201-019-0000
20-06-201-020-0000
20-06-201-021-0000
20-06-201-022-0000
20-06-201-023-0000
20-06-201-024-0000
20-06-201-025-0000
20-06-201-026-0000

Address of Real Estate: 4200 S. Ashland, Chicago, Illinois

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EXHIBIT B PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR 2014 AND SUBSEQUENT YEARS.
2. LEASE MADE BY NEW 42ND ASHLAND, LLC TO LASALLE BANK NATIONAL ASSOCIATION, (NOW KNOWN AS BANK OF AMERICA, N.A.) DATED FEBRUARY 7, 2003.
3. RIGHTS OF PERPETUAL EASEMENT OF USER OF THE PRIVATE ALLEY DESCRIBED IN SCHEDULE 'A' IN THE SUCCESSIVE OWNERS OP LOTS 1 TO 6, INCLUSIVE, AS CREATED BY THE PLAT OF RESUBDIVISION RECORDED OCTOBER 2, 1905 AS DOCUMENT NO. 3761454, A RESUBDIVISION OF LOTS 43 TO 48 AFORESAID, AS SHOWN ON THE SURVEY DATED AUGUST 14, 2003 BY TECMA ASSOCIATES, INC.
4. RIGHTS OF PERPETUAL EASEMENT IN FAVOR OF THE SUCCESSIVE OWNERS/USERS OF THE PRIVATE ALLEY DESCRIBED IN PARCEL 2 ADJOINING LOTS 1 TO 5, (INCLUSIVE) AS CREATED BY THE PLAT OF RESUBDIVISION RECORDED OCTOBER 2, 1905 AS DOCUMENT NO. 3761454, A RESUBDIVISION OF LOTS 43 TO 48 AFORESAID, AS SHOWN ON THE SURVEY DATED AUGUST 14, 2003 BY TECMA ASSOCIATES, INC.
5. AGREEMENT AND COVENANTS PERTAINING TO THE MAINTENANCE AND REPAIR OF A WATER PIPELINE; THE USE AND ENJOYMENT OF THE PRIVATE ALLEY AND MAINTENANCE OF A FENCE OVER SAID ALLEY CONTAINED IN A DOCUMENT EXECUTED BY JOHN TRAPP AND AGNES D. SUEIDA RECORDED ON SEPTEMBER 28, 1972 AS DOCUMENT NUMBER 22067954.
6. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), PROHIBITING THE SALE THEREON AT ANY TIME OF VINOUS, MALT, ARDENT OR INTOXICATING LIQUORS CONTAINED IN THE DOCUMENT RECORDED JULY 30, 1909 AS DOCUMENT NO 4413975 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
7. LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE RECORDED MAY 24, 2004 AS DOCUMENT NUMBER 0414534067.