

# UNOFFICIAL COPY

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212382

THIS INSTRUMENT  
PREPARED BY:

Stephen S. Herseth, Esq.  
MB Financial Bank, N.A.  
6111 North River Road  
Rosemont, IL 60018



Doc#: 1431445003 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/10/2014 02:02 PM Pg: 1 of 4

*This space reserved for Recorder's use only.*

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **3060-66 N. Milwaukee, LLC**, an Illinois limited liability company ("Grantor"), does hereby convey to, **Milwaukee Avenue Apartments Limited Partnership**, an Illinois limited partnership ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF


SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.



AND GRANTOR hereby binds itself to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

After Recording Send to:  
Nick Brunick  
Applegate & Thorne-Thomsen, P.C.  
626 West Jackson, Suite 400  
Chicago, IL 60661

Send tax bills to:  
Milwaukee Avenue Apartments Limited  
Partnership  
500 Skokie Blvd, Suite 600  
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX	10-Nov-2014
	
CHICAGO:	2,700.00
CTA:	1,080.00
<b>TOTAL:</b>	<b>3,780.00</b>

REAL ESTATE TRANSFER TAX	10-Nov-2014
 	
COUNTY:	180.00
ILLINOIS:	360.00
<b>TOTAL:</b>	<b>540.00</b>

13-26-115-001-0000 | 20140901629099 | 0-446-022-272

13-26-115-001-0000 | 20140901629099 | 0-429-245-056

7pgs



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN HAENTZE AND WHEELER'S SUBDIVISION NO. 5, BEING PART OF LOT 7 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ✓

### Address of Property:

<sup>6</sup>  
306~~7~~ Milwaukee Avenue ✓  
Chicago, Illinois 60618

### PIN NUMBERS:

13-26-115-001-0000 ✓  
13-26-115-002-0000  
13-26-115-003-0000  
13-26-115-004-0000

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## Exhibit B Permitted Exceptions

1. TAXES FOR THE YEAR 2014 NOT YET DUE OR PAYABLE.
2. COVENANTS, CONDITIONS AND RESTRICTION ESTABLISHED BY WARRANTY DEED PURCHASER ITS SUCESSORS AND/OR ASSIGNES AGREE NOT TO OPERATE THE SUBJECT PROPERTY AS A FUNERAL PARLOR FOR A PERIOD OF AT LEAST 5 YEARS FROM THE DATE OF THE DEED RECORDED MARCH 23, 2006 AS DOCUMENT NO. 0608240232 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
3. ENCROACHMENT OF CONCRETE AND CONCRETE WALK ON INSURED PREMISES OVER THE NORTHWESTERLY LINE ONTO THE MUNICIPAL WAY, AS DISCLOSED BY SURVEY MADE BY EDWARD J. MC LOY AND ASSOCIATES, LTD., DATED MARCH 6, 2013 AND DESIGNATED ORDER NO. 130041 AND PROJECT NO. 2149.

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