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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.

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, **Milv/2 akee 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 $\underline{Eyhibit B}$ 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 TRANS	FER TAX	10-Nov-2014
	CHICAGO:	2,700.00
	CTA:	1,080.00
	TOTAL:	3,780.00
13-26-115-001-0000	20140001620000	1 0 440 000 070

REAL ESTATE TRANSFER TAX		10-Nov-2014		
			COUNTY:	180.00
	ILLINOIS:	360.00		
	TOTAL:	540.00		
13-26	5-11	5-001-0000	20140901629099	0-429-245-056

trgs

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this ______ day of October, 2014.

GR.	$\Lambda \lambda$	$^{\mathrm{IT}}$	\cap	D٠
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3060-66 N. Milwaukee,	LLC,	an	Illinois	limited
liability company				

Ву:

Name: Linda Weber

Title: Manager

STATE OF ILLINOIS

) SS

COUNTY OF COOK

I, Oga Moody ... a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Weber , the Manager of 3060-66 N. Milwaukee LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/n/r/their free and voluntary act in his/her/their capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _/___ day of October, 2014.

"OFFICIAL SEAL"
OLGA L MOODY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 03/23/2015

Or totally ruot.

My Commission Expires

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COOK COUNTY CLOPK'S OFFICE

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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.

306# 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. MOLLOY AND ASSOCIATES, LTD., DATED MARCH 6, 2013 AND DESIGNATED ORDER NO. 1300/34 A. AND PROJECT NO. 2149.