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STEWART TITLE 800 E. DIEHL ROAD **SUITE** 180 NAPERVILLE, IL 60563

This Instrument Prepared By:

Dana R. White, Esq. Burke, Warren, MacKay & Serritella, P.C. 330 N. Wabash, 21st Floor Chicago, Illinois 60611-3607

Upon Recordation Return to:

Tory Boyer Zucker & Boyer Ltd. 3223 Lake Aver te, Suite 15C-303 Wilmette, Illinois 60091



Doc#: 1500819071 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/08/2015 10:24 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENITURE made this \8 day of December, 2014, between 2037 WEST DIVISION LLC, an Illinois limited liability company, of 2234 W. North Avenue, Chicago, Illinois 60647 (the "Grantor"), and NAGEL, of 2037 W. Division, Unit 301, Chicago Illinois 60622 (the "Grantee"), VIINESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to his successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of l'aincis, known and described as follows, to wit: H01141-2417565

See Exhibit A attached hereto

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 the 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, upon the Grantee, his heirs and assign forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be cone, anything whereby 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:

(i) real estate taxes, special taxes or assessments not due and payable at the time of Closing, including taxes or assessments which may accrue by reason of new or additional improvements during the current year or prior years; (ii) applicable zoning, use and building laws and ordinances and other ordinances of record; (iii) private, public and utility easements; (iv) covenants, conditions, restrictions, easements and agreements of record, including, without limitation, the Division Lofts Condominium Declaration, as amended from time to time, which Buyer shall, by accepting the conveyance of the Premises, be deemed to have accepted and ratified as of the date of its recording in the Office of the Cook County Recorder of Deeds; (v) encroachments of the Premises over adjoining properties;

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(vi) liens and other matters of title over which the Title Company is willing to insure without cost to Buyer; (vii) acts done or things suffered by Buyer or anyone claiming by, through or under Buyer.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

2037 WEST DIVISION LLC, an Illinois limited liability company

Brian Goldberg Manager

Notary Public

Its:

O COOR STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Goldberg personally known to me to be the Manager of 2037 WEST DIVISION LLC and personally known c me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Company, 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 official seal this 18 day of December, 2014.

Send Future Tax Bills To: Greg Nagel

2037 W. Division

Unit 301

Chicago, IL 60622

REAL ESTATE TRANSFER TAX			30-Dec-2014
		COUNTY:	271.25
		ILLINOIS:	542.50
		TOTAL:	813.75

17-06-303-007-0000 20141001637882 2-072-832-640

REAL ESTATE TRAN	24-Dec-2014	
	CHICAGO:	4,068.75
	CTA:	1,627.50
	TOTAL:	5,696.25
17-06-303-007-0000	20141001637882	1-373-526-656

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ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE **SCHEDULE A**

Exhibit A - Legal Description

PARCEL 1: UNIT 301 IN THE DIVISION LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16 AND 17 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1425529065, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 12, 2014, AS DOCUMENT NUMBER 1425529065.

PIN# 17-02-303-007 2037 W Division St., Unit 301, Chicago, IL 60622 St County Clart's Office