

# UNOFFICIAL COPY



**This document prepared by:**  
David G. Stejkowski  
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211 North Clinton Street, Suite 3S  
Chicago, Illinois 60661

Doc#: 1503018039 Fee: \$44.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2015 11:15 AM Pg: 1 of 4

**After recording return to:**  
Simone A. Randolph  
Bryan Cave LLP  
161 North Clark Street, Suite 4300  
Chicago, Illinois 60601

**Property Address:** 1001 East 99th Street, Chicago, Illinois 60628

**P.I.N.** See Exhibit A


## SPECIAL WARRANTY DEED



THIS SPECIAL WARRANTY DEED, made this 14<sup>th</sup> day of January 2015, between JFA Real Estate, LLC, an Illinois limited liability company, having an office at 211 N. Clinton Street, Suite 3S, Chicago, Illinois 60661 ("Grantor"), and Balton Corporation, an Illinois corporation, having an office at 1001 E. 99<sup>th</sup> Street, Chicago, Illinois 60628 ("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 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, 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.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	30-Jan-2015
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00</b>

REAL ESTATE TRANSFER TAX	30-Jan-2015
  COUNTY:	1,200.00
ILLINOIS:	2,400.00
<b>TOTAL:</b>	<b>3,600.00</b>

25-11-300-026-0000 | 20141201652486 | 1-358-712-448

25-11-300-026-0000 | 20141201652486 | 1-619-283-584

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IN WITNESS WHEREOF, Grantor has set its hand unto this Special Warranty Deed the day and year written above.

**JFA Real Estate, LLC,**  
an Illinois limited liability company

By: *Daniel A. Lukas*  
Name: DANIEL A. LUKAS  
Title: manager

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel A. Lukas, personally known to me to be the Manager of JFA Real Estate, LLC, an Illinois limited liability company, and 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 as such Manager he signed and delivered said instrument as Manager of said company, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

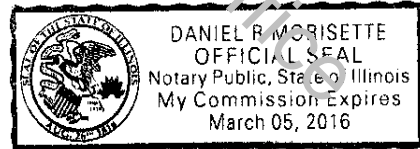
Given under my hand and official seal this 14<sup>th</sup> day of JANUARY, 2015.

*[Signature]*  
Notary Public

Commission expires 3/5, 2016

Mail Tax Bills To:

Balton Corporation, 1001 E. 99<sup>th</sup> Street, Chicago, Illinois 60661



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Exhibit A (To Special Warranty Deed)  
Legal Description of Property

Part of the Northwest Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter, Section 11, Township 37 North, Range 14 East, Third Principal Meridian, City of Chicago, Cook County, Illinois, being more particularly described as follows: □ Commencing at the Southeast corner of Lot 21, Block 4, Cottage Grove Heights, City of Chicago, Cook County, Illinois; thence South 89°59'53" East, 124.90 feet; thence South 00°00'07" West, 33.00 feet to the point of beginning; thence South 89°59'53" East, 90.37 feet; thence South 89°59'26" East, 962.30 feet; thence South 00°00'07" West, 254.83 feet; thence North 89°59'26" West, 45.00 feet; thence South 00°00'07" West, 70.00 feet; thence North 89°59'26" West, 917.30 feet; thence North 89°59'53" West, 90.37 feet; thence North 00°00'07" East, 324.83 feet to the point of beginning.

PIN: 25-11-300-026-0000 (part)  
25-11-300-027-0000  
25-11-300-038-0000  
25-11-300-039-0000  
25-11-300-040-0000

Property of Cook County Clerk's Office

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Exhibit B  
List of Permitted Exceptions

1. Taxes for 2014 and subsequent years not yet due and payable.
2. Subject to all legal highways and rights of way.
3. Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
4. Grant of Perpetual Easements and Declaration of Restrictions granted to Urban Sites of Chicago, LLC by Rose M. Carlson recorded October 25, 2002 as Instrument No. 0021180674 in the Office of the Recorder of Cook County, Illinois.
5. Grant of Perpetual Easements and Declaration of Restrictions granted to Urban Sites of Chicago, LLC by Richard Carlson and Phyllis Carlson, as Co-Trustees of the Carlson Family Trust under Trust Agreement dated December 18, 2002 recorded January 28, 2004 as Instrument No. 0402839076 in the Office of the Recorder of Cook County, Illinois.

Property of Cook County Clerk's Office