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SPECIAL WARRANTY DEED (Illinois)

Doc#: 1503310023 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2015 09:57 AM Pg: 1 of 6

This instrument was prepared by and after recording, please return to:

Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 W. Madison Street, Suite 3900
Chicago, Illinois 60606
Attn: Bryan J. Segal, Esq.

Send Subsequent Tax Bills To:
c/o T2 Capital Management, LLC
111 W. Wesley Street, Suite #5
Wheaton, IL 60187

Above Space for Recorder's Use Only

FIRST AMERICAN TITLE
02/02/2015 09:57

SOUTH SIDE HOLDINGS, LLC SERIES 6125 SOUTH INDIANA, an Illinois series limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to the authority of the undersigned

HEREBY CONVEYS and WARRANTS to T2 6125 INDIANA, LLC, a Delaware limited liability company ("Grantee"), the following described real property situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

Address: 6125 S. Indiana^{AVE}, Chicago, Illinois 60637

PINS: 20-15-315-005-0000

REAL ESTATE TRANSFER TAX		27-Jan-2015
CHICAGO:		16,500.00
CTA:		6,600.00
TOTAL:		23,100.00

20-15-315-005-0000 | 20150101657136 | 1-858-113-152

REAL ESTATE TRANSFER TAX		27-Jan-2015
COUNTY:		1,100.00
ILLINOIS:		2,200.00
TOTAL:		3,300.00

20-15-315-005-0000 | 20150101657136 | 0-030-742-144

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Handwritten signatures and initials on the right margin.

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Together with all buildings and improvements located thereon, and all 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 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, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited and subject to Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"); and that it will warrant and defend, subject to the Permitted Exceptions, the title to the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has executed the foregoing instrument on **this** 23rd day of January, 2015.

GRANTOR:

SOUTH SIDE HOLDINGS, LLC SERIES 6125 SOUTH INDIANA, an Illinois ~~series limited liability company~~

By: 
Name: Brian Sak
Its: Manager

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State of Illinois)
)SS:
County of Illinois)

I, the undersigned, a Notary Public in and for said State and County, DO HEREBY CERTIFY, THAT Brian Sak, personally known to me to be the Manager of South Side Holdings, LLC Series 6125 South Indiana, an Illinois series limited liability company, 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 duly appointed Manager, he signed and delivered the said instrument pursuant to his authority as his free and voluntary act on behalf of the limited liability company.

Given under my hand and official seal this 23 day of January, 2015.

Elizabeth L. O'Loughlin



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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. 2015 real estate taxes and subsequent years.
2. Grant of Easement made by and between Comcast of Illinois III, Inc. and Andrezej Pacult, recorded April 13, 2006 as document 0610327086, and the terms and provisions as contained therein.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: That part of Lot 11 lying West of the West line of the public alley shown on the Plat of Dedication recorded October 14, 1910 as document 4644550 in Book 10251, page 376 in Wilson, Heald and Stebbings Subdivision in the East half of the Southwest quarter of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 20-15-315-005-0000 Vol. 257

Property Address: 6125 S. Indiana Avenue, Chicago, Illinois ~~60616~~ 60637

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