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This instrument was prepared by:

Pearl A. Zager, Esq. (LM) Vedder Price P.C. 222 N. LaSalle Street, Suite 2500 Chicago, IL 60601-1003

1000 M

Doc#: 1504033133 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 02/09/2015 01:32 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANT' DEED is made as of January 30, 2015 by **B & J WIRE**, INC., an Illinois corporation, whose aldress is 1919 S. Fairfield, Chicago, Illinois 60608 ("Grantor"), to and in favor of SHUBH, LLC, an Illinois limited liability company, whose address is 2643 W. 19th Street, Chicago, Illinois 60608 ("Grantee").

WITNESSETH, Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand raid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to that certain real estate and improvements situated in the County of Cook and State of Illinois legally described on Exhibit A attached hereto and by this reference make a part hereof 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 all and singular the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and 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 that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, and through no other, subject to the matters, covenants, restrictions and notices set forth in **Exhibit B** attached hereto and by this reference made a part hereof.

Box 400

P V SC XINT

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

B & J WIRE, INC., an Illinois corporation

Ву: 💋	rona Salterial	
Name:	Veronica Soltysiak	
GD1.4	7 11 1//	

Title: President

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

, a Notary Public in and for said County, in the State aforcsaid, DO HEREBY CERTIFY that Veronica Soltysiak, as the President of B & J Wire, Inc., an Illinois corporation, 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 she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seria his 30th day of January, 2015.

OFFICIAL SEAL AMANDA QUAS-LEY Notary Public - State of Illinois My Commission Expires Feb 7, 2016

My Commission Expires:

MAIL SUBSEQUENT TAX BILLS TO:

SHUBH, LLC 2643 W. 19th Street Chicago, Illinois 60608

AFTER RECORDING RETURN TO:

Charles R. Gryll, Esq. 6703 N. Cicero Ave. Lincolnwood, Illinois 60712

LEDER PROVISIONS OF PARAGRAPH 7, SEC. 200.1-2(3-0) C3 PARA-.. SEC. POR. 1. 2 PM OF THE

CHICAGO/#2664094.1/02685.00.0012

REAL ESTATE TRANSFER TAX

03-Feb-2015 COUNT 300.50 ILLINOIS. 601.00

16-24-415-003-0000 | 20150101660598 | 1-014-115-968

901.50

REAL ESTATE TRANSFER TAX		03-Feb-2015	
REAL ESTATE TO	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00	
16-24-415-003-00	00 20150101660598	0-299-005-568	

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EXHIBIT A LEGAL DESCRIPTION

FOR REAL ESTATE COMMONLY KNOWN AS:

2643 W. 19TH STREET, CHICAGO, ILLINOIS 60608

PINs: 16-24-415-003; 004; 005; 006; 007; 044; 045; 047 and 048

PARCEL 1:

LOTS 12 TO 15 IN BLOCK 10 IN THE SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS YARK ADDITION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE 7-HTRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 16 THROUGH 18 AND THE EAST 6 FEET OF LOT 19 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 10 TO 15 IN W/L/LFRS DOUGLAS PARK ADDITION SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NOT. T.H., RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 18 FEET OF LOT 19, ALL OF LOT 26 AND LOT 21 (EXCEPT THE WEST 4 FEET THEREOF) IN BLOCK 10 IN THE SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERILLY. IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 22 THROUGH 25 AND THE WEST 4 FEET OF LOT 21 IN JLOCK 10 IN SUBDIVISION OF BLOCKS 10 TO 15 IN WALKER'S DOUGLAS PARK ADDITION BEEG A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PLINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B PERMITTED EXCEPTIONS

- 1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
- 2. ACTS DONE OR SUFFERED BY GRANTEE.
- 3. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL PLAN KNOWN AS THE LAWNDALE CONSERVATION PROJECT, A COPY OF WHICH WAS RECORDED MAY 20, 1968 AS DOCUMENT 20494541.
- 4. ENCEOACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY NORTH AND ADJOINING BY APPROXIMATELY 2.09 FEET AND ONTO THE PUBLIC ALLEY SOUTH AND ADJOINING BY APPROXIMATELY 0.04 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 92-93 PREPARED BY JOHN D. MCTIGUE DATED FEBRUARY 27, 1995.
- 5. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY WEST AND ADJOINING BY APPROXIMATELY 4.75 FEET, AS SHOWN ON PLAT OF SURVEY TUMBER 92-93 PREPARED BY JOHN D. MCTIGUE DATED FEBRUARY 27, 1995.