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This instrument was prepared by:

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Doc#: 1504033133 Fee: \$44.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2015 01:32 PM Pg: 1 of 4

8963928088K-1

Property of Cook County Recorder of Deeds
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of January 30, 2015 by **B & J WIRE, INC.**, an Illinois corporation, whose address 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 paid 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 made 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

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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 PARK 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 THIRD 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 WALKERS 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 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 18 FEET OF LOT 19, ALL OF LOT 20 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 MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 22 THROUGH 25 AND THE WEST 4 FEET OF LOT 21 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 10 TO 15 IN WALKER'S 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 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. ENCROACHMENT 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 NUMBER 92-93 PREPARED BY JOHN D. MCTIGUE DATED FEBRUARY 27, 1995.