

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Prepared by:
Dubin Singer PC
Raymond H. Pruchnicki
123 N. Wacker Drive Suite 1600
Chicago, Illinois 60606

Send subsequent Tax Bills To:

WNG Lincoln LLC
c/o Terraco, Inc
3201 Old Glenview Road
Suite 300
Wilmette, IL 60091

After Recording Return To:

WNG Lincoln LLC
c/o Terraco, Inc
3201 Old Glenview Road
Suite 300
Wilmette, IL 60091



Doc#: 1504419159 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 02:50 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 10 day of February, 2015, by and between MR3 Real Estate LLC, an Illinois limited liability company ("Grantor"), and WNG Lincoln LLC, an Illinois limited liability company, whose address is c/o Terraco, Inc., 3201 Old Glenview Road, Suite 300, Wilmette, IL 60091 ("Grantee")

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, SELL AND CONVEY unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, State of Illinois, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached Exhibit B.**

NS 685374


1 of 1

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GRANTOR:

MR3 Real Estate LLC, an Illinois limited liability company

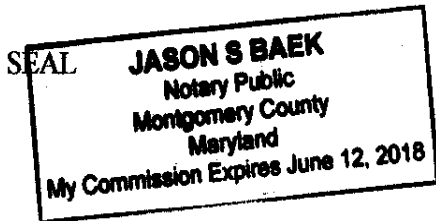
By: 
Edward Reich, its sole Member-Manager

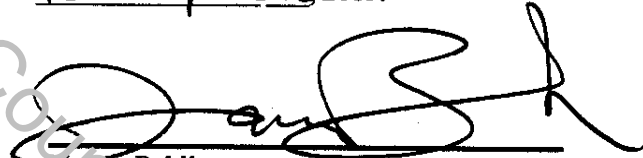
Maryland
STATE OF ILLINOIS) *JS*
Montgomery SS
COUNTY OF COOK) *JS*



JS
Maryland

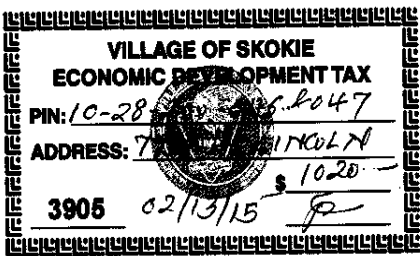
I, the undersigned, a Notary Public in and for said County, in the State of ~~Illinois~~, DO HEREBY CERTIFY that Edward Reich, the sole Member-Manager of MR3 Real Estate LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of February 3rd 2015.




Notary Public

REAL ESTATE TRANSFER TAX		12-Feb-2015
	COUNTY:	170.00
	ILLINOIS:	340.00
	TOTAL:	510.00
10-28-200-046-0000 20150201661434 0-554-442-368		



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SPECIAL WARRANTY DEED

Prepared by:
Dubin Singer PC
Raymond H. Pruchnicki
123 N. Wacker Drive Suite 1600
Chicago, Illinois 60606

Send subsequent Tax Bills To:

WNG Lincoln LLC
7939 Lincoln Avenue
Skokie, IL 60076

After Recording Return To:

WNG Lincoln LLC
7939 Lincoln Avenue
Skokie, IL 60076

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the _____ day of February, 2015, by and between MR3 Real Estate LLC, an Illinois limited liability company ("Grantor"), and WNG Lincoln LLC, an Illinois limited liability company, whose address is 7939 Lincoln Avenue, Skokie, Illinois 60076 ("Grantee")

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, SELL AND CONVEY unto the said Grantee, its successors, and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, State of Illinois, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, **subject to those exceptions set forth on attached Exhibit B.**

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

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Exhibit A Legal Description

PARCEL 1:

LOTS 12, 13, 14 AND 15, TAKEN AS A TRACT (EXCEPT THE SOUTHWESTERLY 80 FEET OF SAID TRACT) IN BLOCK 2 IN CIRCUIT COURT PARTITION OF LOTS 2 TO 11 AND 13 TO 18 IN WILLIAM LILL ADMINISTRATOR'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREOF THAT PORTION THEREOF FALLING WITHIN LOTS 5 AND 6 OF THE COUNTY CLERK'S DIVISION OF SECTION 28 AFORESAID) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHEASTERLY 20 FEET OF THE SOUTHWESTERLY 80 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 12, 13, 14 AND 15, TAKEN AS A TRACT, IN BLOCK 2 IN CIRCUIT COURT PARTITION OF LOTS 2 TO 11 AND 13 TO 18 IN WILLIAM LILL ADMINISTRATOR'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREOF THAT PORTION THEREOF FALLING WITH LOTS 5 AND 6 OF THE COUNTY CLERK'S DIVISION OF SECTION 28 AFORESAID) IN COOK COUNTY, ILLINOIS.

Address of real estate: 7939-41 Lincoln Avenue, Skokie, Illinois

Permanent Index Numbers: 10-28-200-046-0000 and 10-28-200-047-0000

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Exhibit B Permitted Encumbrances

1. General real estate taxes for 2014 and subsequent years.
2. Party wall rights of owners of adjoining land in and to a party wall along the Southwest and Northeast lines of the Land.
3. Declaration of Covenants and Conditions, dated May 8, 1980 and recorded May 28, 1980 as document 25469370, regarding party walls, party wall rights, together with costs, common roof and gutter system, together with costs, restrictions on alterations of front of buildings, and painting and decorating.