

# UNOFFICIAL COPY



Doc#: 1504922049 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/18/2015 10:23 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

Statutory (ILLINOIS)

*071-8951049 BLK 3*

THIS AGREEMENT, made between 30699-1 Assets, LLC, a Delaware limited liability company created and existing under and by virtue of the laws of the State of Delaware, party of the first part ("Grantor"), and **PPF SS 4534 WEST NORTH AVENUE LLC**, a Delaware limited liability company, party of the second part ("Grantee"),

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by and contained in the Operating Agreement of the Grantor, by these presents does CONVEY AND WARRANT unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**LOTS 12 AND 23 (EXCEPT THE SOUTH 5.10 FEET OF SAID LOTS); LOTS 14 AND 21 EXCEPT THE NORTH 0.43 FEET OF SAID LOTS); LOTS 15 TO 20 IN BLOCK 3 IN CALLAND'S NORTH AVENUE AND GRAND AVENUE SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 IN HAMILTON'S SUBDIVISION OF SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST LINE OF WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34 AFORESAID, TOGETHER WITH THE EAST AND WEST VACATED ALLEY, VACATED BY ORDINANCE PASSED NOVEMBER 17, 1953 AS DOCUMENT 13187977, IN COOK COUNTY, ILLINOIS.**

Together with all and singular the 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 the party of the first part, 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 the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs 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, it WILL WARRANT AND DEFEND, subject to: general real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, existing leases, zoning and building codes and ordinances, acts done or suffered by Grantee and the Permitted Exceptions, attached hereto and incorporated herein as Exhibit "A".

*077-150X 734*

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Hereby waiving all rights, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 13-34-317-052-0000  
13-34-317-054-0000



Address of Real Estate: 4534 W. North Ave, Chicago, Illinois 60639

**(SIGNATURE APPEARS ON THE FOLLOWING PAGE)**

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Rick Favela this 4<sup>th</sup> day of February 2015.

REAL ESTATE TRANSFER TAX 13-Feb-2015  
   
 COUNTY: 300.00  
 ILLINOIS: 600.00  
 TOTAL: 900.00  
 13-34-317-054-0000 | 20150201662551 | 1-592-467-072

30699-1, LLC,  
 a Delaware limited liability company

By:   
 Name: Rick Favela

Its: Senior Vice President, Director of REO.

REAL ESTATE TRANSFER TAX 13-Feb-2015  
  
 CHICAGO: 4,500.00  
 CTA: 1,800.00  
 TOTAL: 6,300.00  
 13-34-317-054-0000 | 20150201662551 | 0-327-360-128

**THIS INSTRUMENT WAS PREPARED BY:**

Tyler Manic  
 Schain Banks  
 70 W. Madison St.  
 Suite 5300  
 Chicago, IL 60602

**AFTER RECORDATION, MAIL TO:**

EDWARD J. BULLARD JR.  
 225 OLD COUNTRY ROAD  
 MELVILLE, NEW YORK 11747

**SEND SUBSEQUENT TAX BILLS TO:**

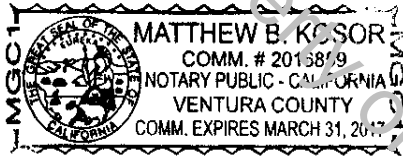
SAFEGUARD SELF STORAGE  
 105 MAXESS ROAD, SUITE 125  
 MELVILLE, NEW YORK 11747

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State of California )  
County of Los Angeles )

I, MATTHEW B. KOSOR a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rick Favela, the Senior Vice President and Director of Real Estate Owned for **30699-1 Assets, LLC**, a Delaware 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 he signed and delivered the said instrument in his capacity as such Senior Vice President and Director as his free and voluntary act, and as the free and voluntary act of such companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of February 2015.



[Signature]  
Notary Public

My commission expires: MARCH 31, 2017

Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT "A"****PERMITTED EXCEPTIONS**

1. TAXES FOR THE YEAR(S) 2014 AND 2015  
2015 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2014 FIRST INSTALLMENT IS DUE MARCH 3, 2015  
NOTE: 2014 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
13-34-317-052-0000	1 OF 2	2014	\$856.77	UNPAID
13-34-317-054-0000	2 OF 2	2014	\$10,059.93	UNPAID

AL 7. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 14M1403311 FILED NOVEMBER 7, 2014 BY CITY OF CHICAGO AGAINST 30699-1 ASSETS, LLC, ET AL FOR BUILDING VIOLATIONS.

LIS PENDENS RECORDED NOVEMBER 13, 2014 AS DOCUMENT 1431733093.

AN 8. EXISTING UNRECORDED LEASE TO MORE THAN SUM, LLC AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES AS DISCLOSED BY ALTA STATEMENT.

X 9. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 97388192 DATE OF RECORDING: JUNE 2, 1997

L 10. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 13209958, AFFECTING THE THE NORTH 1/2 OF THE ALLEY SOUTH OF AND ADJOINING LOT 21 OF THE LAND.

X 11. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 13209959, AFFECTING THE NORTH 1/2 OF THE ALLEY LYING SOUTH OF AND ADJOINING LOT 14 AND THE SOUTH 1/2 OF THE ALLEY LYING NORTH OF AND ADJOINING LOTS 15 TO 20 OF THE LAND.

AI 12. ENCRoACHMENT OF THE BUILDING SEAM LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.60 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-20075-001 PREPARED BY GREMLEY & BIEDERMANN DATED NOVEMBER 14, 2014.

AJ 13. ENCRoACHMENT OF THE BUILDING SEAM LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.23 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-20075-001 PREPARED BY GREMLEY & BIEDERMANN DATED NOVEMBER 14, 2014.

AK 14. ENCRoACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.10 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-20075-001 PREPARED BY GREMLEY & BIEDERMANN DATED NOVEMBER 14, 2014.