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PREPARED BY:

Stephanie D. Uhler, Esq.
Simon, Lapidos & Uhler, LLC
4709 West Golf Road
Suite 475
Skokie, Illinois 60076



Doc#: 1507122055 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2015 01:13 PM Pg: 1 of 4

WHEN RECORDED

RETURN TO:

David J. Hadad
Third Avenue Investments, LLC
11601 Wilshire Blvd
Suite 2170
Los Angeles, CA 90025

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, MK Investment Partners LLC, an Illinois limited liability company, whose address is 619 West Surf, #3, Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to Third Avenue Investments, LLC, an Illinois limited liability company, all interest in the Real Estate legally described on Exhibit A attached hereto. * a California

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PINs and Common Address: 868 N. Franklin, Chicago, Illinois 60610

PIN#: 17-04-437-014-0000

30th IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day of December, 2014.

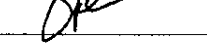
REAL ESTATE TRANSFER TAX	09-Feb-2015
CHICAGO:	19,500.00
CTA:	7,800.00
TOTAL:	27,300.00

17-04-437-014-0000 | 20141201654088 | 1-864-347-264

MK INVESTMENT PARTNERS, LLC, an Illinois limited liability company

By: DSSG 6, LLC, an Illinois limited liability company, its member

By: 858 Franklin Holdings, LLC an Illinois limited liability company, its manager

By: 
Steven E. Ciaccio, its Manager

REAL ESTATE TRANSFER TAX	09-Feb-2015
COUNTY:	1,300.00
ILLINOIS:	2,600.00
TOTAL:	3,900.00

17-04-437-014-0000 | 20141201654088 | 1-430-703-744

SY
SP
SN
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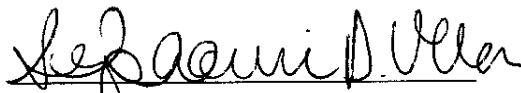
BOX 333-CT

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State of Illinois)
) cc
County of Cook)

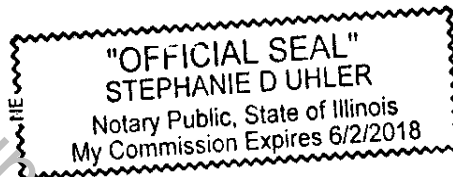
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Steve Ciaccio is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of December, 2014.


Notary Public

Send Subsequent Tax Bills To:

Third Avenue Investments, LLC
11601 Wilshire Blvd
Suite 2170
Los Angeles, CA 90025



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 18 AND 19 IN BLOCK 27 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO
IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

Real Estate Taxes not yet due and payable

LEASE MADE BY 852 FRANKLIN/CHICAGO LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, SUCCESSOR TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER

121841, LANDLORD TO MK I, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED JUNE 29, 1998 AND AMENDED FEBRUARY 7, 2013, A MEMORANDUM OF WHICH IS RECORDED AS DOCUMENT NO. 1305612058, DEMISING THE LAND FOR A TERM OF YEARS ENDING DECEMBER 31, 2023, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

WE HAVE EXAMINED THE SURVEY PREPARED BY STUJNICKA AND ASSOCIATES, LTD. DATED - , ORDER NO. 14-10-35

ENCROACHMENT OF THE AWNING LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY EAST AND ADJOINING BY AN UNDISCLOSED AMOUNT.

2. ENCROACHMENT OF THE BUILDING ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.09 TO 0.11.

TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE AFFIDAVIT ON FACTS RELATING TO REAL ESTATE RECORDED MAY 20, 2013 AS DOCUMENT 1314013065, MADE BY STEVEN E. CIACCIO.

Property of Cook County Clerk's Office