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SPECIAL WARRANTY DEED (Illinois)

Doc#: 1509010005 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2015 09:41 AM Pg: 1 of 5

8977850224 ①

THIS INSTRUMENT, made as of this 24th day of March, 2015, by Dan Zager and Pearl A. Zager, husband and wife ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of Grantor, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Leavitt Polk LLC, an Illinois limited liability company ("**Grantee**"), having its principal place of business at 2130 North Oakley Blvd., Apt. 3, Chicago, Illinois 60647, FOREVER, all the following described real estate ("**Property**"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

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 Grantor, either in law or equity, of, in and to the above described premises, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and its respective successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its respective 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 it WILL WARRANT AND DEFEND the said premises, only against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to:

SEE EXHIBIT B ATTACHED HERETO

(Signature Appears on Following Page)

S Y
P 5
S N
SC Y
INT ID

REAL ESTATE TRANSFER TAX		25-Mar-2015
COUNTY:	ILLINOIS:	487.50
TOTAL:		975.00
		1,462.50

17-18-317-030-0000 | 20150301670525 | 0-278-589-824

REAL ESTATE TRANSFER TAX		25-Mar-2015
CHICAGO:	CTA:	7,312.50
TOTAL:		2,925.00
		10,237.50

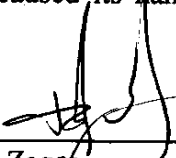
17-18-317-030-0000 | 20150301670525 | 1-078-274-432

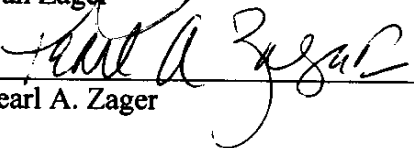
Box 400

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(Signature Page to Special Warranty Deed)

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




 Dan Zager


 Pearl A. Zager

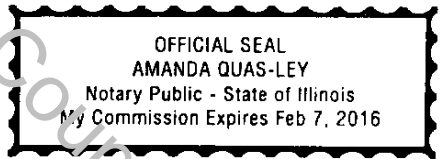
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared Dan Zager and Pearl A. Zager and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this 24th day of March, 2015.



 Notary Public
 My commission expires: 2/7/16



PREPARED BY:

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

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AFTER RECORDING MAIL TO:

Johnson Sullivan
11 E. Hubbard #702
Chicago IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Alex Pappas
~~2130 North Oakley Blvd. Apt. 3~~
~~Chicago, Illinois 60647~~
Leavitt Pdk LLC
c/o Prep LTD
343 Ridge Road, Suite C
Wilmette, IL 60091

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

**LOT 11 IN THE SUBDIVISION OF BLOCK 4 IN THOMAS J. FOSTER'S
SUBDIVISION OF BLOCKS 3 AND 14 IN MORRIS AND OTHERS' SUBDIVISION OF
THE WEST 1/2 OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

Permanent Real Estate Index Number: 17-18-317-030-0000

Commonly known as 800 South Leavitt,^{SX} Chicago, Illinois 60612

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing.
2. Existing leases and tenancies.
3. Zoning and building laws and ordinances.
4. Public and utility easements.
5. Covenants, conditions and restrictions of record.
6. Encroachment of the brick building located on the land over and onto the public way north and adjoining by approximately --- feet as disclosed by survey made by Professionals Associated Survey, Inc. dated _____
9. Acts done or suffered by or through Grantee.