

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 1514913050 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/29/2015 01:05 PM Pg: 1 of 3

THE GRANTOR, NB PAD Holdings II, LLC, an Illinois Limited Liability Company, for an consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid,  
CONVEYS AND WARRANTS TO:

Southside, LLC, an Oregon Limited Liability Company  
8600 SW White Pine Ln., Portland, OR 97225

the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number: Portions of 26-07-105-035-0000 (see Exhibit A)  
Address of Real Estate: 9536 S. Marquette Ave., Chicago, IL 60617

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; the plat filed with the aforesaid Declaration; limitations and conditions imposed by the Illinois Condominium Property Act; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by the duly-authorized representative of NB PAD Holdings II, LLC, an Illinois Limited Liability Company, this 28 day of April, 2015.

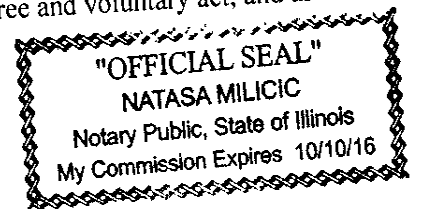
NB PAD Holdings II, LLC

By: Irene Calzadilla  
Its: Representative

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **IRENE CALZADILLA**, not personally but as a representative of NB PAD Holdings II, LLC, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument on behalf of the Company as her free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 28<sup>th</sup> day of APRIL, 2015  
  
Notary Public



This instrument prepared by: Ashen Faulkner, 217 N. Jefferson, Suite 601, Chicago, IL 60661.

Mail to:

Send subsequent tax bills to:

REAL ESTATE TRANSFER TAX	29-May-2015
CHICAGO:	300.00
CTA:	120.00
<b>TOTAL:</b>	<b>420.00</b>

REAL ESTATE TRANSFER TAX	29-May-2015
COUNTY:	20.00
ILLINOIS:	40.00
<b>TOTAL:</b>	<b>60.00</b>


26-07-105-035-0000 | 20150401681270 | 0-284-966-272

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 <b>First American Title™</b>	<b>Title Insurance Commitment</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule C</b>	COMMITMENT NUMBER <b>TT15-20535</b>

File No.: TT15-20535

### LEGAL DESCRIPTION

The Land referred to in this Plain Language Commitment is described as follows:

#### EXHIBIT A

**PARCEL A:**  
 THAT PART OF BLOCK 122 (EXCEPT A STRIP 25 FEET WIDE CONVEYED TO THE CHICAGO AND WESTERN INDIANA RAILROAD, BY DEED DATED AUGUST 30, 1907 AND RECORDED AS DOCUMENT NUMBER 4089265), IN SOUTH CHICAGO, A SUBDIVISION IN SECTIONS 6 AND 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 29TH 1875, AS DOCUMENT NUMBER 36673 DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 122, ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF EAST 95TH STREET AND THE WEST RIGHT OF WAY LINE OF SOUTH MARQUETTE AVENUE, THENCE SOUTH 01 DEGREE 05 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 122, ALSO BEING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 357.64 FEET TO A POINT ON A LINE THAT IS 217.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH, THE SOUTH LINE OF SAID BLOCK 122; THENCE SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 168.00 FEET TO THE EAST LINE OF A 25 FOOT WIDE STRIP CONVEYED TO THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY; THENCE NORTH 01 DEGREE 05 MINUTES 13 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 13.11 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 377.04 FEET TO THE NORTH LINE OF SAID BLOCK 122, SAID ARC HAVING A RADIUS OF 762.50 FEET AND A CHORD BEARING NORTH 23 DEGREES 29 MINUTES 07 SECONDS EAST; THENCE NORTH 88 DEGREES 34 MINUTES 42 SECONDS EAST, ALONG SAID NORTH LINE, 12.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL B:**  
 THAT PART OF BLOCK 122 (EXCEPT A STRIP 25 FEET WIDE CONVEYED TO THE CHICAGO AND WESTERN INDIANA RAILROAD, BY DEED DATED AUGUST 30, 1907 AND RECORDED AS DOCUMENT NUMBER 4089285), IN SOUTH CHICAGO, A SUBDIVISION IN SECTIONS 6 AND 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 29TH 1875, AS DOCUMENT NUMBER 36675 DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 122, ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF EAST 95TH STREET AND THE WEST RIGHT OF WAY LINE OF SOUTH MARQUETTE AVENUE. THENCE SOUTH 01 DEGREE 05 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 122, ALSO BEING SAID WEST RIGHT OF WAY LINE A DISTANCE OF 390.64 FEET TO A POINT THAT IS 184.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE TO, THE SOUTH LINE OF SAID BLOCK 122 FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 05 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 184.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 122; THENCE SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 122, A DISTANCE OF 168.00 FEET TO THE EAST LINE OF A 3.5 FOOT WIDE STRIP CONVEYED TO THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY; THENCE NORTH 01 DEGREE 05 MINUTES 13 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 184.00 FEET TO A POINT THAT IS 184.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 122; THENCE NORTH

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88 DEGREES 35 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 168.00 FEET TO THE POINT OF BEGINNING;

ALSO,

THE NORTH 14.00 FEET OF THAT VACATED PART OF EAST 96TH STREET IN SAID SOUTH CHICAGO SUBDIVISION, LYING BETWEEN THE WEST LINE OF MARQUETTE AVENUE AND THE EAST LINE OF A 25 FOOT WIDE STRIP CONVEYED TO THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY; IN COOK COUNTY, ILLINOIS

9536 S MARQUETTE AVE, CHICAGO, IL 60617

26-07-105-035 (AFFECTS THE LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

Property of Cook County Clerk's Office