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1500031285 1 of 2



Doc#: 1518829037 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2015 02:38 PM Pg: 1 of 6

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THIS SPECIAL WARRANTY DEED, made this 24th day of June, 2015, between 3508-16 Sacramento, LLC, an Illinois limited liability company, party of the first part, and Maynard – 3508 N. Sacramento LLC, a Delaware limited liability company and 2260 LLC, a New York limited liability company, as tenants in common, party of the second part.

WITNESSETH:

That the party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the City of Chicago, County of Cook, and the State of Illinois ("Real Estate"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A 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, profits thereof, and all the estate, right, title, interest, claim or 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.

CCRD REVIEWER

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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, 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 herein recited; SUBJECT TO THE ATTACHED PERMITTED EXCEPTIONS:

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number:	13-24-304-042-0000	13-24-304-043-0000
	13-24-304-044-0000	13-24-304-045-0000
	13-24-304-046-0000	

Address of Real Estate:	3508-16 North Sacramento Avenue Chicago, Illinois 60618
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[The balance of this page intentionally omitted – Signature Page follows]

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IN WITNESS WHEREOF, the party of the first part has set its hand and seal as of the day and year first above written.

3508-16 Sacramento, LLC, an Illinois limited liability company

By: *Bartłomiej Przyjemski*
Bartłomiej Przyjemski

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, *Malgorzata Poplawski* Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that Bartłomiej Przyjemski, being the Manager of 3508-16 Sacramento, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument on behalf of 3508-16 Sacramento, LLC, an Illinois limited liability company, and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this *16th* day of June, 2015.

Malgorzata Poplawski
Notary Public

My Commission expires: *8/13/2017*



This document was prepared by:

Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606

Name and Address of Taxpayer:
Maynard – 3508 N. Sacramento LLC & 2260 LLC
C/O CLK Properties
135 Crossways Park Drive, Suite 401
Woodbury, NY 11797

After recording, mail to:
CLK Properties
Attn. Peter Glass
135 Crossways Park Drive, Suite 401
Woodbury, NY 11797

REAL ESTATE TRANSFER TAX		07-Jul-2015
	COUNTY:	1,937.50
	ILLINOIS:	3,875.00
	TOTAL:	5,812.50
13-24-304-042-0000 20150401681667 2-077-651-840		

REAL ESTATE TRANSFER TAX		26-Jun-2015
	CHICAGO:	29,062.50
	CTA:	11,625.00
	TOTAL:	40,687.50

13-24-304-042-0000 | 20150401681667 | 1-705-988-992

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The South 25 feet of the North 125.00 feet of Lots 1, 2, 3, 4, 5 and 6 taken as a tract in the Resubdivision of Lots 16, 17, 18 and 19 in Block 1 in Bickerdike's Third Subdivision in the Southwest 1/4 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-24-304-042-0000

Parcel 2:

The South 25 feet of the North 100.00 feet of Lots 1, 2, 3, 4, 5 and 6 taken as a tract in the Resubdivision of Lots 16, 17, 18 and 19 in Block 1 in Bickerdike's Third Subdivision in the Southwest 1/4 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-24-304-043-0000

Parcel 3:

The South 25 feet of the North 75.00 feet of Lots 1, 2, 3, 4, 5 and 6 taken as a tract in the Resubdivision of Lots 16, 17, 18 and 19 in Block 1 in Bickerdike's Third Subdivision in the Southwest 1/4 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-24-304-044-0000

Parcel 4:

The South 25 feet of the North 50.00 feet of Lots 1, 2, 3, 4, 5 and 6 taken as a tract in the Resubdivision of Lots 16, 17, 18 and 19 in Block 1 in Bickerdike's Third Subdivision in the Southwest 1/4 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-24-304-045-0000

Parcel 5:

The North 25 feet of Lots 1, 2, 3, 4, 5 and 6 taken as a tract in the Resubdivision of Lots 16, 17, 18 and 19 in Block 1 in Bickerdike's Third Subdivision in the Southwest 1/4 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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PIN: 13-24-304-046-0000

ADDRESS: 3508-16 N. SACRAMENTO, CHICAGO, ILLINOIS 60618

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A handwritten signature in black ink, consisting of several overlapping loops and strokes, is positioned over the diagonal watermark text.

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Schedule B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, SECOND INSTALLMENT, 2015 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBERS:

13-24-304-042-0000

13-24-304-043-0000

13-24-304-044-0000

13-24-304-045-0000

13-24-304-046-0000

2. RIGHTS OF THE FOLLOWING TENANTS, AS TENANTS ONLY, WHICH RIGHTS DO NOT INCLUDE ANY RIGHTS OF FIRST REFUSAL TO PURCHASE OR ANY OPTIONS TO PURCHASE ALL OR ANY PORTION OF THE INSURED LAND, AS MORE PARTICULARLY DESCRIBED ON THE RENT ROLL ATTACHED THERETO AS EXHIBIT [____].
3. MATTERS AS DISCLOSED ON THE PLAT OF SURVEY PREPARED BY HORIZON SURVEYING & MAPPING DATED APRIL 16, 2015 AS JOB NUMBER 7055ALTA, AS FOLLOWS:
 - A) ENCROACHMENT OF CHAIN LINK FENCE OVER THE EAST LINE OF THE LAND AND ONTO THE PUBLIC RIGHT-OF-WAY BY AN UNDISCLOSED DISTANCE.
4. MORTGAGE DATED [_____] AND RECORDED [_____] AS DOCUMENT NUMBER [_____] MADE BY MAYNARD-3508 SACRAMENTO LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 2260 LLC, A NEW YORK LIMITED LIABILITY COMPANY TO JPMORGAN CHASE BANK N.A., TO SECURE AND INDEBTEDNESS IN THE AMOUNT OF \$[_____] AND SUCH OTHER SUMS AS PROVIDED THEREIN.