

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Jared I. Rothkopf  
Ginsberg Jacobs, LLC  
300 S. Wacker Drive, Suite 2750  
Chicago, IL 60606



Doc#: 1519717178 Fee: \$46.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/16/2015 02:24 PM Pg: 1 of 5

AFTER RECORDING, RETURN TO:

A. Musillami  
Musillami Law Offices, Ltd.  
1046 W. Kinzie Street, #300—328  
Chicago, IL 60642

(Space Above Line for Recorder's Use Only)

## SPECIAL WARRANTY DEED



SPECIAL WARRANTY DEED made as of July 15, 2015, for the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, BVB-RE I, LLC, an Illinois limited liability company ("Grantor"), does hereby convey to 1729-1733 Ruble, LLC, an Illinois limited liability company ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:


SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

*[Signature on following page]*

REAL ESTATE TRANSFER TAX		16-Jul-2015
	COUNTY:	462.50
	ILLINOIS:	925.00
	TOTAL:	1,387.50
17-21-304-025-0000   20150701606763   0-904-473-472		

REAL ESTATE TRANSFER TAX		16-Jul-2015
	CHICAGO:	6,937.50
	CTA:	2,775.00
	TOTAL:	9,712.50
17-21-304-025-0000   20150701606763   0-868-035-456		

CCRD REVIEWER     *RJ*




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IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed as of the date first above written.

GRANTOR:

**BVB-RE I, LLC**, an Illinois limited liability company

By:   
 Name: James Freeman  
 Title: Authorized Signatory

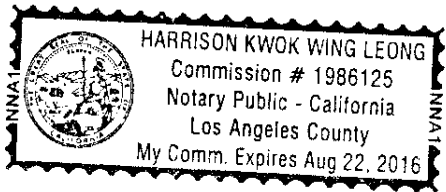
STATE OF California )  
 ) ss.  
 COUNTY OF Los Angeles )

I, Harrison Kwok Wing Leong the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James Freeman being the Authorized Signatory of **BVB-RE I, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary act, and the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this      day of July, 2015.

  
 Notary Signature

Print Name: Harrison Kwok Wing Leong



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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

LOTS 11, 14 AND 15 IN BLOCK 2 IN WEBSTER'S SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 45 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 18 IN BLOCK 2 IN WEBSTER'S SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 45 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-21-304-025-0000, 17-21-304-026-0000, and 17-21-304-027-0000

ADDRESS:

1725 S. RUBEN, CHICAGO, ILL. 60614  
1729-1733 S. RUBEN, CHICAGO, ILL. 60616

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the Lessees.
2. Encroachment of the frame porch and steps located mainly on the Land (Lot 18) over and onto the property to the south by .68 feet and to .78 feet as disclosed by plat of survey.
3. General real estate taxes and special assessments, water and sewer charges and all other liens and charges of every description which are a lien but are not due and payable or delinquent or are the subject of apportionment as of the date hereof.