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Doc#: 1520301029 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2015 10:31 AM Pg: 1 of 4

Prepared by and After
Recording Return to:
BARNETT RUTTENBERG
824 JUDSON AVE
HIGHLAND PARK, IL 60035

SPECIAL WARRANTY DEED

(Space Above This Line for Recording Data)

897843302888

GRANTOR, **ADA/FULTON LLC**, an Illinois limited liability company, having an address of 55 East Jackson, Suite 500, Chicago, Il 60604, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto **MR 6800 WESTERN PRATT LLC**, an Illinois limited liability company, having an address of 55 East Jackson, Suite 500, Chicago, Il 60604, all its right, title and interest in and to the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois to wit: SEE EXHIBIT A.

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, and (c) those matters shown on EXHIBIT B, so long as it does not interfere with the current use and enjoyment of the property.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 as herein recited, and that the said premises against all persons lawfully claiming, or to claim the

REAL ESTATE TRANSFER TAX 08-Jul-2015



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-36-230-037-0000 | 20150701603248 | 1-717-760-896

S Y
P 466
S N
SC Y
INT W

REAL ESTATE TRANSFER TAX 08-Jul-2015



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

10-36-230-037-0000 | 20150701603248 | 1-468-691-328

Box 400

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said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

Dated this 12th day of June, 2015

ADA/FULTON LLC,
an Illinois limited liability company

By: Gerald Nudo

Name: Gerald Nudo

Its: Manager

ACKNOWLEDGMENT

County of Cook)

) SS.

State of Illinois)

The undersigned, a notary public in and for the above county and state, certifies that Gerald Nudo, known to me to be the same person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, appeared before me and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes therein set forth herein.

Dated: 7/13/2015

Natalia M. Zieba (SEAL)
Signature of Notary Public

My commission expires Sept 7, 2015



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EXHIBIT A

PARCEL 1:

LOTS 6 TO 14, INCLUSIVE, IN BLOCK 20 IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPT THAT PART OF SAID LOTS 6 TO 10 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3, 4, AND 5 IN BLOCK 20 IN THE NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION OF SAID LOTS TAKEN FOR WIDENING OF WESTERN AVENUE), IN COOK COUNTY, ILLINOIS.

PIN:

- 10-36-230-028-0000
- 10-36-230-029-0000
- 10-36-230-030-0000
- 10-36-230-031-0000
- 10-36-230-032-0000
- 10-36-230-033-0000
- 10-36-230-034-0000
- 10-36-230-035-0000
- 10-36-230-036-0000
- 10-36-230-037-0000
- 10-36-230-038-0000
- 10-36-230-039-0000
- 10-36-230-040-0000
- 10-36-230-041-0000

COMMON ADDRESS: 6810 N. WESTERN AVE., CHICAGO, ILL 60645

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SEC. 200.1-2(B-6) OR PARAGRAPH e, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

6/15/15 
SELLER'S REPRESENTATIVE

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act.

6/15/15 
Date Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 13, 2105

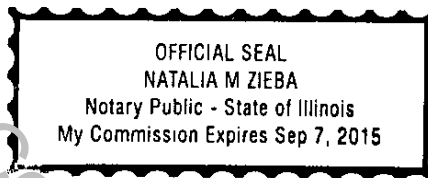
MR 6834 WESTERN LLC

Signature: Gerald Lee Nudo (Grantor or Agent)
GERALD NUDO AS MANAGER

Subscribed and sworn to before me by the

Said GERALD NUDO

this 13th day of July, 2015



Natalia M. Zieba (Notary Public)

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 13, 2015

MR 6834 WESTERN PRATT LLC

Signature: Gerald Lee Nudo (Grantee or Agent)
GERALD NUDO AS MANAGER

Subscribed and sworn to before me by the

said GERALD LEE NUDO

this 13th day of July, 2015



Natalia M. Zieba (Notary Public)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]