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THIS INSTRUMENT WAS PREPARED BY:

Becker Gurian
513 Central Avenue Ste. 400
Highland Park, IL 60035
Jeffrey B. Gurian, Esq.



Doc#: 1522319139 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2015 12:44 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:

Demechenko & Kashuba LLC
550 Frontage Road, Suite 3750
Northfield, IL 60093
Nazar Kashuba, Esq.

SPECIAL WARRANTY DEED

THIS DEED, made this 6 day of August, 2015 between ALCOB ACQUISITION, LLC, an Illinois dissolved limited liability company ("Grantor") and 2709 ASHLAND LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to proper authority, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to its successors, grantees and assigns FOREVER, all the following described land, situated in the City of Highwood, County of Lake and State of Illinois and further described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

PINs: 14-29-300-008-0000; 14-29-300-009-0000; 14-29-300-010-0000; 14-29-300-011-0000;
14-29-300-013-0000; 14-29-300-014-0000; and 14-29-300-071-0000.

Commonly known as ²⁷⁰⁹~~2705~~-2745 North Ashland Avenue, Chicago, Illinois

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors, grantees and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors, grantees 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 same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

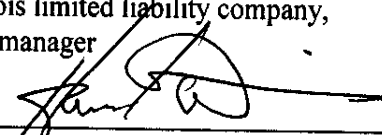
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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

ALCOB ACQUISITION, LLC,
an Illinois limited liability company
By: Chicago Development Partners LLC,
an Illinois limited liability company,
its sole manager


By: 
Howard J. Weiner, its sole manager

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 Howard J. Weiner, personally known to me to be the sole manager of Chicago Development Partners LLC, an Illinois dissolved limited liability company, the sole manager of Alcob Acquisition, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such manager, being duly authorized, signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 12 day of August, 2015

My commission expires _____, 20__.



NOTARY PUBLIC



SEND SUBSEQUENT TAX BILLS TO:
2709 Ashland LLC
550 Frontage Road, Unit 3700
Northfield, Illinois 60093

REAL ESTATE TRANSFER TAX	11-Aug-2015
 COUNTY:	4,050.00
 ILLINOIS:	8,100.00
TOTAL:	12,150.00

14-29-300-008-0000 | 20150801614472 | 0-735-247-232

REAL ESTATE TRANSFER TAX	11-Aug-2015
 CHICAGO:	60,750.00
CTA:	24,300.00
TOTAL:	85,050.00

14-29-300-008-0000 | 20150801614472 | 1-358-006-144

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Exhibit A

Legal Description

PARCEL 1A:

LOTS 13,14, AND THE SOUTH 24.29 FEET OF LOT 15 (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED AUGUST 27, 1930 AS DOCUMENT NUMBER 10732414) IN LEMBEKE'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET OF THE NORTH 116 FEET THEREOF), IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

THE NORTH .71 OF LOT 15 AND LOT 16 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) IN LEMBEKE'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 262.33 FEET (EXCEPT THE EAST 121.33 THEREOF) OF LOT 7 (EXCEPT THAT PART OF LOT 7 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 29, AS CONVEYED BY QUIT CLAIM DEED RECORDED AUGUST 7, 1930 AS DOCUMENT NUMBER 10720007), IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

~~BLOCK~~ BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1902 AS DOCUMENT NUMBER 3196854 IN BOOK 82 OF PLATS, PAGE 18 THEREIN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF PREMISES IN QUESTION LYING WEST OF A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29, CONVEYED TO THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, BY QUIT CLAIM DEED RECORDED AUGUST 19, 1930 AS DOCUMENT NUMBER 18729008, IN COOK COUNTY, ILLINOIS.

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Exhibit B

Permitted Exceptions

1. General real estate taxes for the year 2015 not yet due or payable.
2. The following described portion of the land apparently is not assessed for general real estate taxes:
That part of Parcel 2 lying in alley.
3. Grant for public alley over and across the east 16 feet of the west 141 feet of Lot 7 by deed to the City of Chicago recorded June 27, 1922 as Document 7554689 (affects Parcel 2).
4. The following environmental disclosure document(s) for transfer of real property appear of record, which include a description of the land insured or a part thereof:
Document Number: 00795719 Date of Recording: October 12, 2000