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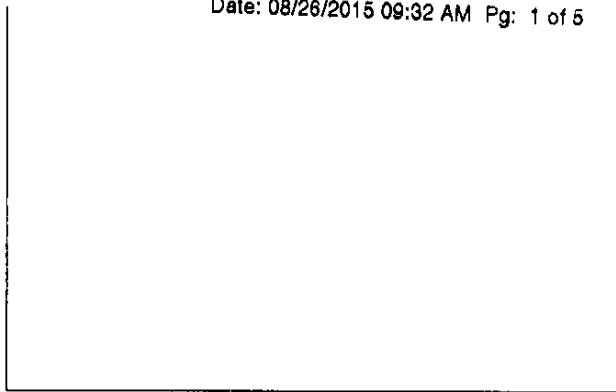


Doc#: 1523810002 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2015 09:32 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY:

Joel E. Resnick
MUCH SHELIST
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606.1615

10FZ



The above space for Recorder's Use Only

THIS SPECIAL WARRANTY DEED is made as of the 31st day of July, 2015, by **HERITAGE CAPITAL VENTURES I, L.L.C.**, an Illinois limited liability company (the "**Grantor**"), having an address of 9121 Kedvale Avenue, Skokie, Illinois 60076, to **JOHNS FLEX LLC**, an Illinois limited liability company (the "**Grantee**") having an address of 853 N, Elston, Chicago, IL 60642.

ES20PA

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on **Exhibit "A"** attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

8978234

Subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof, and Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Real Estate and hereby warrants the title to the Real Estate and will defend the same against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank—Signature Page Follows]

Box 400

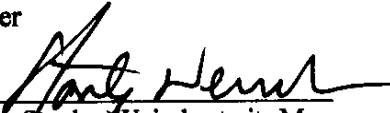
S Y
P 5
S N
SC N
INT [Signature]

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GRANTOR:

**HERITAGE CAPITAL VENTURES I,
L.L.C. , an Illinois limited liability company**

By: Heritage Capital Ventures, L.L.C., an
Illinois limited liability company, its sole
member



By: 
Stanley Weissbrot, its Manager

**SEND ALL FUTURE TAX BILLS TO THE
GRANTEE AT THE ADDRESS SET FORTH BELOW:**

JOHNS FLEX LLC
853 Elston
Chicago, IL 60642

After Recording Send this Document to:

Jared I. Rothkopf
Ginsberg Jacobs LLC
300 South Wacker Drive, Suite 2750
Chicago Illinois 60606

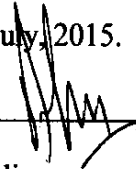
REAL ESTATE TRANSFER TAX		06-Aug-2015
	COUNTY:	2,050.00
	ILLINOIS:	4,100.00
	TOTAL:	6,150.00
04-27-203-008-0000 20150701612023 1-538-000-768		

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State of Illinois)
County of Cook DURANE)

I, AJIT CHEEMA a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stanley Weissbrot, the Manager of Heritage Capital Ventures, L.L.C., an Illinois limited liability company, the sole member of Heritage Capital Ventures I, L.L.C., , 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 this day in person and acknowledged that he signed and delivered the said instrument in his capacity as such Manager as his free and voluntary act, and as the free and voluntary act of such companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of July, 2015.



Notary Public

My commission expires: MARCH 12, 2016



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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LOTS 10, 11 AND 12 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 1941-2019 Johns Drive, Glenview, Illinois 60025

PINs: 04-27-203-008-0000
 04-27-203-009-0000
 04-27-203-010-0000

Property of Cook County Clerk's Office

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EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

Real Estate Taxes (second installment) for calendar year 2014 and subsequent years.

Exception Nos. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 set forth in Chicago Title Insurance Company Commitment No. 008978234 with an effective date of April 28, 2015.

Property of Cook County Clerk's Office