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Doc#: 1529522012 Fee: \$46.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2015 08:26 AM Pg: 1 of 5

THIS INSTRUMENT WAS PREPARED BY

AND AFTER RECORDING MAIL TO:

Steve DeGraff, Esq
Much Shelist, P.C.
191 North Wacker Drive; Suite 1800
Chicago, IL 60606

THIS SPECIAL WARRANTY DEED is made this 1 day of Sept, 2015 by Chicago Drum, LLC an Illinois limited liability company, f/k/a Chicago Drum, Inc. ("**Grantor**"), having an address of c/o IFCO Systems N.A., Inc., 13100 Northwest Freeway, Houston, Texas, to Lawndale Real Estate LLC, an Illinois limited liability company ("**Grantee**"), having an address of 2558 West 16th Street, Chicago, Illinois 60608.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents (to: **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, its successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "**Premises**").

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 and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances unto the Grantee, its heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[Signature page follows.]

ORDER # 2667314

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

CHICAGO DRUM, LLC
an Illinois limited liability company


By: 



Name: Richard Hamlin

Title: Chief Financial Officer

MAIL TAX BILLS TO:

Lawndale Real Estate LLC
2558 West 16th Street
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		21-Sep-2015
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00
17-19-109-001-0000 20150801622593 0-802-549-632		

REAL ESTATE TRANSFER TAX		21-Sep-2015
	COUNTY:	25.00
	ILLINOIS:	50.00
	TOTAL:	75.00
17-19-109-001-0000 20150801622593 0-900-329-344		

[Signature page to Warranty Deed]

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STATE OF ~~ILLINOIS~~ ^{Florida})

COUNTY OF ~~COOK~~ ^{Hillsborough}) SS

I, Dorothy J. Latimer, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Hamlin, the Chief Financial Officer of Chicago Drum, 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 this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act in his capacity as Chief Financial Officer of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of September, 20 15.

Dorothy J. Latimer
Notary Public

My Commission Expires 4/26/18 {SEAL}



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Exhibit A

Legal Description

LOTS 75 AND 76 IN BLOCK 2 IN WILLIS WEST AND OTHERS SUBDIVISION OF THAT PART OF BLOCK 9 LYING NORTH OF THE RAILROAD IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

17-19-109-002-0000

17-19-109-001-0000

Address: 1301 and 1305 S. Claremont Avenue, Chicago, Illinois 60608

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Exhibit B

Permitted Exceptions

Those exceptions listed in Schedule B to the Commitment for Title Insurance #2667314 issued by First American Title Insurance Company dated September 2, 2015.

Property of Cook County Clerk's Office