

# UNOFFICIAL COPY



Doc#: 1530618032 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/02/2015 11:05 AM Pg: 1 of 4

This instrument was prepared by  
and after recording, return to:

Sylvia C. Michas, Esq.  
Chico & Nunes P.C.  
333 West Wacker Dr., Suite 1420  
Chicago, Illinois 60606

40017240 (1)

## SPECIAL WARRANTY DEED

**Park Place Venture, LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **BYNC Lawndale Development, LLC**, an Illinois limited liability company ("Grantee") having an address of c/o Back of the Yards Neighborhood Council 1751 West 47<sup>th</sup> Street #2 Chicago, IL 60609, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, 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 heirs, successors and assigns forever.

And 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 it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in EXHIBIT B attached hereto and made a part hereof, and not otherwise.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CCRD REVIEWER 

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In Witness Whereof, said Grantor has caused its name to be signed to these presents as of the 30th day of October, 2015.

**Park Place Venture, LLC,**  
a Delaware limited liability company

By: Origin Manager, LLC, its Manager

By: [Signature]  
Name: Michael Episcopo  
Title: Manager

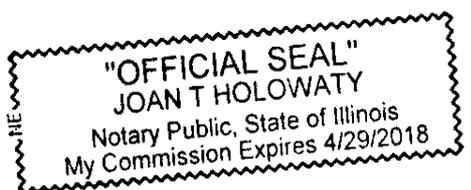
State of Illinois )  
) ss:  
County of Cook )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Michael Episcopo, the Manager of Origin Manager, LLC, Manager of Park Place Venture, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, all for the uses and purposes set forth therein.

Given under my hand and official seal this 27 day of October, 2015.

Commission expires 4-29-2018

[Signature]  
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

BYNC Lawndale Development, LLC  
c/o Back of the Yards Neighborhood Council  
1751 West 47<sup>th</sup> Street #2  
Chicago, IL 60609  
Attn: Craig Chico

REAL ESTATE TRANSFER TAX		02-Nov-2015
	CHICAGO:	0.00
	CTA:	5,346.00
	TOTAL:	5,346.00

19-11-121-026-0000 | 20151001640625 | 1-625-485-376

REAL ESTATE TRANSFER TAX		02-Nov-2015
	COUNTY:	891.00
	ILLINOIS:	1,782.00
	TOTAL:	2,673.00

19-11-121-026-0000 | 20151001640625 | 1-515-581-504

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOTS 1, 2, 3 AND 4 IN PARK PLACE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, S. CENTRAL PARK AVENUE, S. MILLARD AVENUE, W. 50TH STREET, AND THE 16 FOOT ALLEY LYING BETWEEN SAID LOTS 64 AND 65 IN PARK PLACE UNIT 1, BEING A SUBDIVISION IN THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PROPERTY ADDRESSES:

LOT 1: 4951-57 S. LAWNDALE, CHICAGO, IL 60632; 3642-3650 WEST 50TH, CHICAGO, IL AND 4958 S. MILLARD, CHICAGO, IL, 60632

TAX NUMBERS: 19-11-124-001, 19-11-124-002 AND 19-11-124-003

LOT 2: 4940 S MILLARD, CHICAGO, IL 60632; 3618-3630 W 49TH PLACE, CHICAGO, IL, 60632

TAX NUMBERS: 19-11-124-003, 19-11-124-004, 19-11-124-005, 19-11-124-006, 19-11-124-007 AND 19-11-124-009

LOT 3: 3617-3629 W 49TH PLACE, CHICAGO, IL 60632

TAX NUMBERS: 19-11-124-009 AND 19-11-124-010

LOT 4: 4957 S MILLARD, CHICAGO, IL 60632; 3616-3624 W 50TH, CHICAGO, IL 60632

TAX NUMBER: 19-11-124-011

#### PARCEL 2:

LOTS 25 AND 26 IN PARK PLACE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2007 AS DOCUMENT NO. 0734003180, IN COOK COUNTY, ILLINOIS.

Property address: 3640 West 51st Street, Chicago, IL 60632

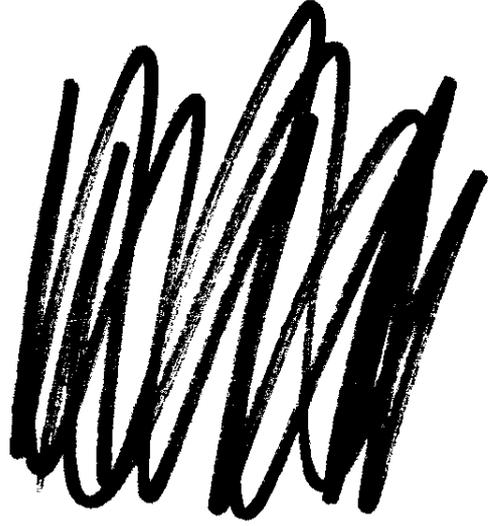
Tax Numbers: 19-11-121-025 and 19-11-121-026

Clerk's Office

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## EXHIBIT B

1. Covenants, conditions and restrictions of record.
2. Taxes not yet due and payable.



Property of Cook County Clerk's Office