

UNOFFICIAL COPY



1
THIS INSTRUMENT WAS PREPARED BY:
Barry A. Comin, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606-1615

Doc#: 1530922111 **Fee:** \$46.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2015 02:17 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:
Mark C. Rusche, Esq.
Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

SEND SUBSEQUENT TAX BILLS TO:
The Renaissance at 87th Street
c/o Liz Koshy
7257 N. Lincoln Avenue
Lincolnwood, Illinois 60712

101778 J

SPECIAL WARRANTY DEED ILLINOIS

THIS SPECIAL WARRANTY DEED is made as of the 30th day of October, 2015 by **The Renaissance at Beverly, L.P., an Illinois limited partnership**, whose address is 6633 North Lincoln Avenue, Chicago, Illinois 60712 ("**Grantor**"), to and in favor of **MS 87th Street, LP, a Delaware limited partnership**, whose address is 14390 Clay Terrace Blvd., Suite 205, Carmel, Indiana 46032 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to the real estate and the improvements located on and appurtenances attached thereto, situated in the County of Cook and State of Illinois legally described on **Exhibit A** attached hereto and by this reference made a part hereof and commonly known as **2940 West 87th Street, Chicago, Illinois** 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 above described premises, with all and singular the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

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

RW

MGR


5



UNOFFICIAL COPY

subject to the matters, covenants, restrictions and notices set forth in **Exhibit B** attached hereto and by this reference made a part hereof.

(SIGNATURE PAGE FOLLOWS)

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		05-Nov-2015
	CHICAGO:	214,263.75
	CTA:	85,705.50
	TOTAL:	299,969.25
19-36-322-011-0000 20151001638865 1-381-648-448		

REAL ESTATE TRANSFER TAX		05-Nov-2015
	COUNTY:	14,284.25
	ILLINOIS:	28,568.50
	TOTAL:	42,852.75
19-36-322-011-0000 20151001638865 0749-488-192		

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

The Renaissance at Beverly, L.P., an Illinois limited partnership

By: The Renaissance at Beverly, L.L.C.,
an Illinois limited liability company,
General Partner

By: 
Robert Hartman, Manager

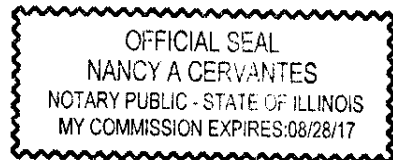
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Hartman, Manager of The Renaissance at Beverly, L.L.C., an Illinois limited liability company, General Partner of The Renaissance at Beverly, L.P., an Illinois limited partnership, who is 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 as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of October, 2015.

(SEAL)


Notary Public



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN WILBERT L. SIEVER'S SUBDIVISION OF THE WEST 15 ACRES OF THE EAST 35 ACRES OF THE SOUTH 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 36 (EXCEPT ALL THAT PART OF SAID WEST 15 ACRES, WHICH LIES WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36) ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 16, 1953 AS DOCUMENT 15568363 IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 2940 W. 87th Street, Chicago, IL 60652

Permanent Real Estate Index Numbers:

- 19-36-322-011-0000
- 19-36-322-012-0000
- 19-36-322-013-0000
- 19-36-322-014-0000
- 19-36-322-015-0000
- 19-36-322-016-0000
- 19-36-322-017-0000
- 19-36-322-018-0000

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015 and subsequent years, not yet due and payable.
2. Matters shown on that certain ALTA/ACSM Land Title Survey prepared by Robert G. Biedermann, Illinois Professional Land Surveyor No. 2802 of Gremley & Biedermann, a Division of PLCS Corporation, dated May 15, 2015, last revised October 13, 2015, and designated Order No. 2015-20752-001.
3. Easement made by August Sievers' Sons Company to Commonwealth Edison Company and Illinois Bell Telephone Company dated October 21, 1958 and recorded January 5, 1959 as Document No. 17419933.
4. Matters created by, through and under Grantee.

Property of Cook County Clerk's Office