

# UNOFFICIAL COPY



**Prepared by:**

Richard M. Dubin  
Dubin Singer PC  
123 North Wacker Drive  
Suite 1600  
Chicago, Illinois 60606

**Doc#:** 1533629012 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/02/2015 10:23 AM Pg: 1 of 5

**After Recorded Mail to:**

Kostas L. Cios  
Stotis & Baird Chartered  
200 W. Jackson Blvd.  
Suite 1050  
Chicago, IL. 60606

CT-15010267C-KMB-1872

## SPECIAL WARRANTY DEED

**R & R Global Partners, LLC**, an Illinois limited liability company, whose address is 1022 East Lancaster Avenue, Bryn Mawr, Pennsylvania 19010 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by **6810 McCormick LLC**, an Illinois limited liability company (herein referred to as "**Grantee**") whose mailing address is 1250 North Lake Street, Aurora, IL. 60504, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto Grantee in fee simple, that certain land located in Cook County, Illinois, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "**Property**").

This conveyance is made and accepted subject to all matters (the "**Permitted Exceptions**") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever. And Grantor hereby covenants with Grantee that, except as above noted, that at the time of the delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN THE REPRESENTATIONS AND WARRANTIES SET FORTH IN PURCHASE AND SALE AGREEMENT BETWEEN GRANTOR AND GRANTEE, AS SUBSEQUENTLY AMENDED ("AGREEMENT"), WHICH REPRESENTATIONS AND WARRANTIES SHALL EXPRESSLY SURVIVE THE CLOSING ON THE PROPERTY FOR A PERIOD OF SIX (6) MONTHS AND SHALL NOT BE MERGED HEREIN, GRANTOR

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CCRD REVIEWER \_\_\_\_\_

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MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE PROPERTY, THAT GRANTEE WILL HAVE NO CLAIM AGAINST GRANTOR BY REASON OF ANY MATTER WITH RESPECT THERETO EXCEPT FOR ANY BREACH BY GRANTOR OF THE EXPRESS REPRESENTATIONS, WARRANTIES, INDEMNITIES AND OTHER AGREEMENTS UNDER THE AGREEMENT (AND AS MAY BE LIMITED UNDER THE AGREEMENT), THAT THE PROPERTY IS BEING TRANSFERRED TO GRANTOR ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS EXCEPT AS SET FORTH IN THE EXPRESS REPRESENTATIONS, WARRANTIES INDEMNITIES AND OTHER AGREEMENTS SET FORTH IN THE AGREEMENT OR IN THIS SPECIAL WARRANTY DEED, THAT EXCEPT AS SET FORTH IN THE AGREEMENT NO PERSON ACTING ON BEHALF OF GRANTOR IS AUTHORIZED TO MAKE, AND BY THE ACCEPTANCE OF THIS SPECIAL WARRANTY DEED GRANTEE ACKNOWLEDGES THAT NO PERSON HAS MADE, ANY REPRESENTATION, AGREEMENT, STATEMENT, WARRANTY, GUARANTY OR PROMISE REGARDING THE PROPERTY, OR THE TRANSACTION CONTEMPLATED UNDER THE AGREEMENT OR REGARDING THE ZONING, CONSTRUCTION, PHYSICAL CONDITION OR OTHER STATUS OF THE PROPERTY, AND THAT NO REPRESENTATION, WARRANTY, AGREEMENT, STATEMENT, GUARANTY OR PROMISE, IF ANY, MADE BY ANY PERSON ACTING ON BEHALF OF GRANTOR WHICH IS NOT CONTAINED UNDER THE AGREEMENT SHALL BE VALID OR BINDING UPON GRANTOR.

*Signature Pages Follow*


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EXECUTED on the date set forth in the acknowledgment attached hereto and to be effective as of the 19th day of November, 2015

**R & R Global Partners, LLC**  
An Illinois limited liability company

By: Bryan Rishforth  
Its: Manager

State of Illinois ]  
County of Cook ] ss

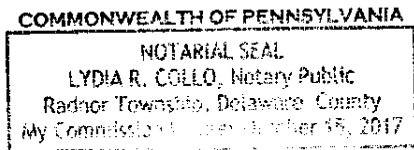
REAL ESTATE TRANSFER TAX		01-Dec-2015
	CHICAGO:	41,625.00
	CTA:	16,650.00
	TOTAL:	58,275.00
13-28-200-001-0000   20151101646252   0-865-925-184		

REAL ESTATE TRANSFER TAX		01-Dec-2015
 	COUNTY:	2,775.00
	ILLINOIS:	5,550.00
	TOTAL:	8,325.00
13-28-200-001-0000   20151101646252   1-291-810-880		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Bryan Rishforth, as Manager of R & R Global Partners, LLC, an Illinois Limited Liability Company, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as Manager and on behalf of R & R Global Partners, LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of November, 2015

Commission expires 10/15/17



Lydia R. Collo  
NOTARY PUBLIC

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## EXHIBIT "A"

### PROPERTY

#### Legal Description:

##### PARCEL 1:

LOTS 1 TO 21, BOTH INCLUSIVE, IN STEVEN'S BELMONT AND LARAMIE AVENUE SUBDIVISION OF BLOCK 16 IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

LOTS 22, 23 AND 24 IN STEVEN'S BELMONT AND LARAMIE AVENUE SUBDIVISION OF BLOCK 16 IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 13-28-200-001-0000, 13-28-200-002-0000, 13-28-200-041-0000, 13-28-200-042-0000, 13-28-200-043-0000, 13-28-200-044-0000

CHA: 5129 W BELMONT AVENUE, CHICAGO, IL 60641

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS TO DEED

Property of Cook County Clerk's Office

