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Doc#: 1535104030 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 11:00 AM Pg: 1 of 4

LIMITED WARRANTY DEED

ILLINOIS STATUTORY

1073
8979402 AEM
1/3

Property of Cook County

MIA PROPERTY ACQUISITIONS, LLC – 1844-46 NORTH CALIFORNIA, an Illinois series limited liability company (the “Grantor”), of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, hereby **GRANT, SELL and CONVEY** unto **BLACKHAWK CALIFORNIA LLC**, an Illinois limited liability company (the “Grantee”), with an address of 7120 Northland Terrace N, Minneapolis, Minnesota, certain land located in the City of Chicago, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the “Property”).

This conveyance is made and accepted subject to the following exemptions: (a) covenants, conditions and restrictions of record; (b) general taxes for the year 2015 and subsequent years, which are not yet due and payable as for the closing date, including taxes which may accrue by reason of new or additional improvements; (c) acts of Grantee or its authorized agents; and (d) any other matters approved in writing by Grantee.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee’s successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee’s successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

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| This document prepared by: Michael T. O’Connor, Esq. Fuchs & Roselli, Ltd. 440 West Randolph Street, Suite 500 Chicago, Illinois 60606 | P.I.N.: 13-36-315-027-0000 1844-46 North California Avenue, Chicago, Illinois 60647 |
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| After recording, please mail to: Winthrop & Weinstine, P.A. Attn. Tammera Diehm & Kristopher Lee 225 South 6 th Street, Suite 3500 Minneapolis, MN 55402 | |
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Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Deed accepts the physical condition of this Property "AS IS, WITH ALL FAULTS."

[The Balance of this page intentionally omitted – Signature Page follows]

REAL ESTATE TRANSFER TAX 10-Dec-2015


| | |
|---------------|-----------------|
| COUNTY: | 825.00 |
| ILLINOIS: | 1,650.00 |
| TOTAL: | 2,475.00 |

13-36-315-027-0000 | 20151001634623 | 1-676-559-424

REAL ESTATE TRANSFER TAX 10-Dec-2015


| | |
|---------------|------------------|
| CHICAGO: | 12,375.00 |
| CTA: | 4,950.00 |
| TOTAL: | 17,325.00 |

13-36-315-027-0000 | 20151001634623 | 0-139-371-584

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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN BLOCK 8 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 1844-46 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60647

P.I.N. # 13-36-315-027-0000

Property of Cook County Clerk's Office