

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1602842010 Fee: \$40.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 01/28/2016 09:57 AM Pg: 1 of 2



15SA4129133LFE BM by 1

THIS INDENTURE WITNESSETH, That the Grantor Wholesale Oil Company, an Illinois corporation duly authorized to transact business in the State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority of the Board of said corporation, by these presents does REMISE, RELEASE, ALIENATE, and CONVEY unto B & M Belmont Management LLC, a limited liability company duly organized and existing under the laws of the State of Illinois, whose address is 5152 Coyle, Skokie, Illinois 60077, all of the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 118, 119 AND 120 IN ACTIVE REALTY COMPANY'S BELMONT GARDENS ADDITION, BEING A SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 33.00 FEET AND EXCEPT THE SOUTH 33.00 FEET THEREOF) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 13-21-330-035/036/037.000  
 Address of Real Estate: 5200 W. Belmont, Chicago, Illinois 60641  
 AVE

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** general real estate taxes not yet due and payable; terms and provisions of all covenants, conditions, and restrictions of record, including without limitation, terms, provisions, and obligations of the Illinois Environmental Protection Agency No Further Remediation Letter recorded April 11, 2002 as document no. 0020418863, and the Tiered Approach to Corrective Action Right-Way-Agreement dated July 31, 2003 and recorded July 31, 2005 as document no. 0321234169, public and utility easements, and building lines (the "Permitted Exceptions"). The real estate and improvements thereon are being conveyed in "AS IS" condition.

Together with all and singular appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD said premises with appurtenances and for the uses and purposes herein set forth. Grantor, for itself and its successors does covenant, promise, and agree to and with the Grantee that it has not done anything whereby said premises hereby granted are, or may be, in any manner encumbered, except as herein recited; and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through, or under it, subject only to and except for the Permitted Exceptions set forth above.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 19<sup>th</sup> day of JANUARY, 2016.

Wholesale Oil Company, an Illinois Corporation

By: *Alvin Stigley*  
 Its: PRESIDENT

**BOX 333-CTD**  
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# UNOFFICIAL COPY

State of Illinois County of Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Alvin Stiglitz, personally known to me to be the President of Wholesale Oil Company, an Illinois corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that as such officer he signed and delivered said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19<sup>th</sup> day of January, 2016.



*Richard A. Wolfe*  
Notary Public

**Prepared By:** Robert K. Polovin  
Wolfe and Polovin  
180 N. LaSalle, Ste 2420  
Chicago, Illinois 60601

**Mail To:**

Mark Edelstein  
Edelstein & Edelstein  
3825 W. Montrose Ave.  
Chicago, Illinois 60618

**REAL ESTATE TRANSFER TAX**

22-Jan-2016



COUNTY: 200.00  
ILLINOIS: 400.00  
TOTAL: 600.00

13-21-330-037-0000 | 20160101657710 | 1-403-978-304

**Name & Address of Taxpayer:**

B & M Belmont Management LLC  
5152 Coyle  
Skokie, Illinois 60077

**REAL ESTATE TRANSFER TAX**

22-Jan-2016



CHICAGO: 3,000.00  
C/A: 1,200.00  
TOTAL: 4,200.00 \*

13-21-330-037-0000 | 20160101657710 | 1-872-413-760

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office