

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1606049240 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/29/2016 02:14 PM Pg: 1 of 4

Doc# 1606049240  
Date: 02/29/2016

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Property of Cook County

THE GRANTOR, 33 Capital Partners LLC, Series 1528 North Ashland, an Illinois series limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to Doaba Properties, LLC-Series 1528 N. Ashland Avenue, an Illinois series limited liability company ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenants, promises and agrees, 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,



### SUBJECT TO THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.


Permanent Real Estate Index Number: 17-06-206-040-0000

Address of Real Estate: 1528 N. Ashland Avenue, Chicago, IL 60622 ("Real Estate")

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REAL ESTATE TRANSFER TAX		25-Feb-2016
	COUNTY:	675.00
	ILLINOIS:	1,350.00
	TOTAL:	2,025.00

17-06-206-040-0000 | 20160201670944 | 1-244-916-288

REAL ESTATE TRANSFER TAX		25-Feb-2016
	CHICAGO:	10,125.00
	CTA:	4,050.00
	TOTAL:	14,175.00

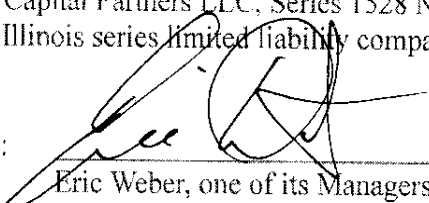
17-06-206-040-0000 | 20160201670944 | 1-875-700-288

Total does not include any applicable penalty or interest due.

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Dated this 22<sup>nd</sup> day of February, 2016.

33 Capital Partners LLC, Series 1528 North Ashland,  
an Illinois series limited liability company

By:   
Eric Weber, one of its Managers

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 Eric Weber, one of the Managers of 33 Capital Partners LLC, Series 1528 North Ashland, an Illinois series limited liability company, 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, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 19 day of February, 2016.



  
Notary Public

This instrument was prepared by:

Chad M. Poznansky, Clark Hill LLC  
150 N. Michigan Ave., Suite 2700  
Chicago, Illinois 60601

**UPON RECORDING RETURN TO:**  
Jason C. Schram, Esq.  
Law Office of Jason C. Schram, P.C.  
2860 South River Rd., Suite 145  
Des Plaines, Illinois 60018

**SEND SUBSEQUENT TAX BILLS TO:**  
Doaba Properties, LLC-  
Series 1528 N. Ashland Avenue  
1500 Nathan Lane  
Libertyville, Illinois 60048

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## Exhibit A

### Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special governmental taxes or assessments unconfirmed;
3. Building lines and building restrictions;
4. Private, public and utility easements;
5. Covenants and restrictions of record as to use and occupancy;
6. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances, and regulations, now or hereafter in effect relating to the Real Estate;
7. Leases and occupancies;
8. Acts done by or suffered through Grantee; and
9. The land lies within the boundaries of special services area no. 33 as disclosed by ordinance recorded as document no. 1436433016 and is subject to assessments thereunder.

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## LEGAL DESCRIPTION

LOT 2 IN BLOCK 4 IN MCREYNOLDS SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 6 CONVEYED TO THE CITY OF CHICAGO), IN COOK COUNTY, ILLINOIS.

PIN: 17-06-206-040-0000

Address of Real Estate: 1528 N. Ashland Avenue, Chicago, IL 60622

Property of Cook County Clerk's Office