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Doc#: 1611357186 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2016 11:28 AM Pg: 1 of 5

When recorded return to:
2632 W. Barry, LLC
2632 W. Barry
Chicago, Illinois 60618
Attn: Darren Flynn

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

The Grantor, **PEPPERCORN 2632 LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at One North Wacker Drive, Suite 4125, Chicago, Illinois 60606, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to **2632 W. BARRY, LLC**, an Illinois limited liability company, having its principal office at 1859 N. Elston Avenue, Chicago, Illinois 60642 (the "Grantee") the real property more particularly described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

Address of Real Estate: 2622-40 West Barry, Chicago, Illinois 60618

PINS: 13-25-206-020; 13-25-206-021; 13-25-206-022;
13-25-206-027; 13-25-206-032

| REAL ESTATE TRANSFER TAX | | 18-Apr-2016 |
|--------------------------|-----------|-------------|
| | COUNTY: | 650.00 |
| | ILLINOIS: | 1,300.00 |
| | TOTAL: | 1,950.00 |

9593290_1 | 13-25-206-020-0000 | 20160401687926 | 0-391-511-616

| REAL ESTATE TRANSFER TAX | | 18-Apr-2016 |
|--------------------------|----------|-------------|
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

13-25-206-020-0000 | 20160401687926 | 2-068-382-016
* Total does not include any applicable penalty or interest due.

(B)

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Dated this 15th day of April, 2016.

PEPPERCORN 2632 LLC, an Illinois limited liability company

By:  _____

Name: Philip F. Denny

Its: Member

Property of Cook County Clerk's Office

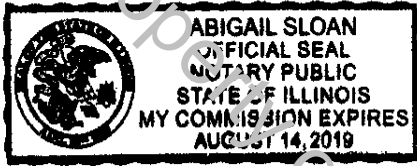
[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

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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 Philip F. Denny, Member of Peppercorn 2632 LLC, an Illinois 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 official seal, this 15th day of April, 2016.



(Seal)

A handwritten signature in black ink, appearing to read "Abigail Sloan".

Notary Public

My Commission Expires: Aug 14, 2019

SEND FUTURE TAX BILLS TO:

2632 W. Barry, LLC
2632 W. Barry
Chicago, Illinois 60618
Attn: Darren Flynn

Proprietor of Cook County Clerk's Office

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EXHIBIT A TO SPECIAL WARRANTY DEED

LOTS 9, 10, 11, 12, 13, 14, 15 AND 16 IN THE SUBDIVISION OF PART OF LOT 1 IN RICHOW AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2622-40 WEST BARRY, CHICAGO, ILLINOIS 60618

PINS: 13-25-206-020
13-25-206-021
13-25-206-022
13-25-206-027
13-25-206-032

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. The Permitted Exceptions in the Title Commitment.
2. Real estate taxes for 2015 (final installment) and subsequent years, not yet due and payable.
3. Matters caused by, through, or under Purchaser.