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Doc#: 1612304001 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2016 09:32 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

② 15NW 22054CS
HD
Nelly

Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED is made as of the 6th day of April, 2016, between:

CODE 37, LLC, an Illinois limited liability company having an office at c/o Affiliated Realty and Management Company, 1720 W. Algonquin Road, Suite 200, Mt. Prospect, Illinois 60056, as "Grantor", and

VF CENTER INVESTMENTS LLC, a Delaware limited liability company having an office at 477 Elm Place, Highland Park, Illinois 60035, as "Grantee".

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **REUSE, RELEASE, ALIEN and CONVEY** forever unto:

VF CENTER INVESTMENTS LLC, a Delaware limited liability company

the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with the improvements thereon and Grantor's right, title and interest in and to the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, and its respective successors and assigns, forever.

And Grantor, for it and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantees' respective successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are in any manner encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor but none other, Grantor **WILL WARRANT AND DEFEND**, subject to the "Permitted Exceptions" set forth on Exhibit "B" attached hereto and made a part hereof.

Handwritten signature and initials, possibly "S. N. 5/10/16"

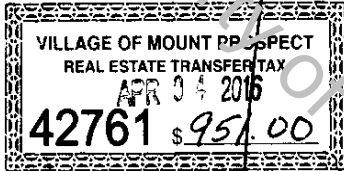
BOX 333-CT

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Permanent Real Estate Numbers: 03-25-402-041-0000

Addresses of real estate: 2025 – 37 East Euclid Avenue
Mount Prospect, Illinois 60056

In Witness Whereof, Grantor has executed this Special Warranty Deed to be effective as of, and delivered to Grantee on, the date first above written.





GRANTOR:

CODE 37, LLC,
an Illinois limited liability company

By: Affiliated Realty and Management Company
an Illinois corporation
Its: Manager

By: Mark Kipnis
Name: Mark Kipnis
Title: Vice President

REAL ESTATE TRANSFER TAX		08-Apr-2016
	COUNTY:	158.50
	ILLINOIS:	317.00
	TOTAL:	475.50

03-25-402-041-0000 | 20160301681322 | 0-840-113-728

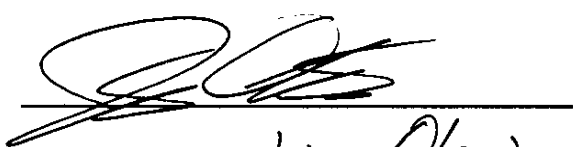
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

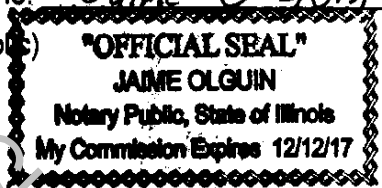
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Kipnd, personally known to me to be Vice President of Affiliated Realty and Management Company, an Illinois corporation, the Manager of Code 22, LLC, an Illinois limited liability company, and 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 as such Vice President s/he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation and Members and Manager of said company, as her/his free and voluntary act, and as the free and voluntary act and deed of said corporation and company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of April, 2016.



Printed Name: Jaine Olguin

(Notary Public)



THIS INSTRUMENT PREPARED BY:

Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, Illinois 60527
Attention: James E. Olguin

AFTER RECORDING RETURN TO:

Charles Mack
Wolin & Rosen, Ltd.
55 W. Monroe, Suite 3600
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

VF Investments, LLC
Matthew E. Darin
477 Elm Place
Highland Park, Illinois 60035

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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 1 IN RIVER ROAD AND EUCLID AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 25 OF ALTENS EUCLID AVENUE SUBDIVISION, IN SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Number: 03-25-402-041-0000

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Mount Prospect, Illinois 60056

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EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- (a) Covenants, conditions and restrictions of record, if any;
- (b) Public and utility easements, if any;
- (c) Acts done or suffered, if any, through Grantee;
- (d) Existing leases and tenancies;
- (e) Real estate taxes and assessments not yet due and payable at the time of Closing; and
- (f) Without limiting the generality of the foregoing, the following: Exceptions BE, BG, BH, BI, BK, BL, BM and BN on Chicago Title Insurance commitment for title insurance No. 15NW2200554CS.

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