

# UNOFFICIAL COPY

Doc#: 1614422004 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/23/2016 08:18 AM Pg: 1 of 3

Dec ID 20160501600525  
ST/CO Stamp 1-548-523-840 ST Tax \$11,275.00 CO Tax \$5,637.50  
City Stamp 0-743-217-472 City Tax: \$118,387.50

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made this 17<sup>th</sup> day of May, 2016 by **Snyder Properties I, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and authorized to transact business in the State of Illinois, GRANTOR, to **MOSS DEVELOPMENT COMPANY**, an Illinois Corporation, GRANTEE.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, convey and confirm unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate in the County of Cook and the State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT "A"

COMMON ADDRESS: 2001 N. Milwaukee Avenue, Chicago, Illinois 60647  
PERMANENT INDEX NO.: 13-36-231-018-0000

Together with all and singular the hereditaments and appurtenances hereunto belonging, or in anywise appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the 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 changed, except as herein recited; and that with respect to the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject only to those matters set forth in Exhibit "B" attached hereto and incorporated by reference herein.

TP TAN  
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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008981440 D2  
STREET ADDRESS: 2001 N. MILWAUKEE  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 13-36-231-018-0000

**LEGAL DESCRIPTION:**

LOT 37 IN POWELL'S SUBDIVISION OF LOT 8 IN CIRCUIT COURT PARTITION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF NORTH WESTERN PLANK ROAD (NOW MILWAUKEE AVENUE) IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT: (ALLEY DEDICATION PARCEL) THAT PART OF LOT 37 IN POWELL'S SUBDIVISION OF LOT 8 IN THE CIRCUIT COURT PARTITION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN PLANK ROAD (NOW MILWAUKEE AVENUE) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 37; THENCE EAST ALONG THE NORTH LINE OF LOT 37 NORTH 88 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.20 FEET; THENCE SOUTH 46 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 7.12 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 125.20 FEET TO THE WEST LINE OF SAID LOT 37; THENCE NORTH 01 DEGREES 51 MINUTES 17 SECONDS WEST, A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

County Clerk's Office