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SPECIAL WARRANTY DEED 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 \$5,637.5

City Stamp 0-743-217-472 City Tax: \$118,387.50

THIS SPECIAL WARRANTY DEED is made this 17, day ofMay, 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 Granter, for and in consideration of the sum of TEN and NO/100 (\$10.00) and other good and valuatie 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 EXPUBIT "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 increunto belonging, or in Xanywise appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsover, of the Grantor, either in law or equity, of, in and to the above described premises, with the localitaments 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.

1614422004 Page: 2 of 3

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IT WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 1769 day of May, 2016.

Snyder Properties I, LLC,

a Delaware limited liability company

Name: Paul Blizman

Its: Manager

STATE OF MICHIGAN

SS

COUNTY OF OAKLAND

I, Dawns Vilson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Paul Blizman, who subscribed to the foregoing instrument as the Manager of Snyder Properties I, LLC, appeared before me this day, in person, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free, voluntary and duly authorized act of said limited liability company, for the uses therein set forth.

GIVEN under my hand and notary seal this 17th day of May, 2016

DAWNA WILSON
Notary Public, State of Michigan
County of Oakland
My Commission Expires dul. 05, 2019

Notary Public

This Instrument Was Prepared by:

Morton Noveck Alspector, Sosin & Noveck 30100 Telegraph Road, Suite 360 Bingham Farms, MI 48025

Mail subsequent tax bills to: [No Change

Return Document after Recording to:

Kathleen M. Vyborny 8312 Kostner Avenue Skokie, IL 60076

1614422004 Page: 3 of 3

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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 COUPT PARTITION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHESTER PLANK ROAD (NOW MILWAUKEE AVENUE) OF SECTION 36, TOWNS-11P 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 LINF OF LOT 37 NORTH 88 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.29 FEET; THENCE SOUTH 46 DEGREES 26 MINUTES 32 SECONDS WEST, A DISTANCE OF 7.12 FFTT: THENCE SOUTH 88 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 125.20 FFTT 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.

LEGALD NH 05/19/16