

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this instrument as of this 25 day of ~~March~~ ^{May}, 2016.

1030 N. ASHLAND LLC,
an Illinois limited liability company

By: _____
Jeffrey A. Goldman, its Manager

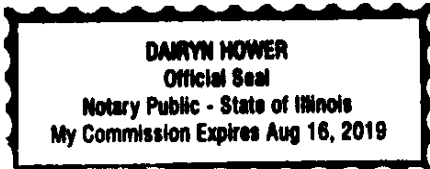
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey A. Goldman, as Manager, of 1030 N. Ashland 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 23rd day of May, 2016.

Dairyn Hower
Notary Public

[SIGNATURE AND NOTARY PAGE TO SPECIAL WARRANTY DEED]



REAL ESTATE TRANSFER TAX		31-May-2016
	COUNTY:	850.00
	ILLINOIS:	1,700.00
	TOTAL:	2,550.00

17-06-420-020-0000 | 20160501605467 | 0-218-708-288

REAL ESTATE TRANSFER TAX		31-May-2016
	CHICAGO:	12,750.00
	CTA:	5,100.00
	TOTAL:	17,850.00 *

17-06-420-020-0000 | 20160501605467 | 1-717-483-840

* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

Legal Description

LOTS 13 AND 14 AND THE SOUTH 21 FEET OF LOT 15 IN BLOCK 9 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 6) IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1030 N. Ashland Avenue, Chicago, Illinois 60622
PIN(S): 17-06-420-020-0000

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EXHIBIT "B"

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES THAT ARE NOT YET DUE OR PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM JACOB DIAMOND AND OTHERS TO ABE TELECHANSKY AND OTHERS RECORDED SEPTEMBER 17, 1910 AS DOCUMENT 4628362 THAT THE NORTH 7 FEET 10 3/4 INCHES OF SAID LAND SHALL FOREVER BE LEFT OPEN, VACANT FOR LIGHT AND AIR FREE FROM ALL OBSTRUCTIONS AND THAT THE CHIMNEY SET ON THE NORTH 5 FEET OF SAID LAND SHALL REMAIN AS IT NOW IS AND WITH PRIVILEGE OF ENTERING UPON SAID LAND TO REPAIR AND REBUILD SAME.
4. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.
5. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.06 FEET WITH AN EXTENSION OF PART OF THE BUILDING BEING 5.19 FEET SOUTH BY AN UNDETERMINED WIDTH.
6. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.12 FEET.
7. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 1436425015, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES