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Doc#: 1617510104 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2016 12:23 PM Pg: 1 of 5

Property of Cook County

SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

THAT **GENDELL PARTNERS-MT. GREENWOOD, L.L.C.**, an Illinois limited liability company (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **VIDHI PROPERTIES LLC**, an Illinois limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 3206 W. 111th Street, Chicago, Illinois 60655, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee all of the real property situated in Cook County, Illinois, described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "**Property**").

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit "B" attached hereto and made a part hereof for all purposes and all other matters of record affecting the Property (collectively, the "**Permitted Exceptions**").

THIS DOCUMENT PREPARED BY:

CT

CT/16WSA398618NA
NCC Doc 2 of 3

Samuel P. Gussis, Esq.
Gussis Lichtenfeld & Alexander LLC
6200 N. Hiawatha Ave., Suite 400
Chicago, Illinois 60646

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BOX 333-CTI

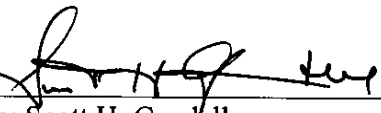
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TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of June 8, 2016.

GRANTOR:

GENDELL PARTNERS-MT. GREENWOOD, L.L.C., an Illinois limited liability company

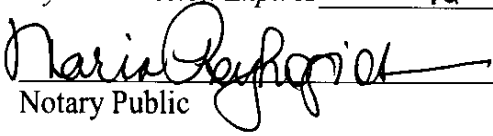
By: 
Name: Scott H. Gendell
Its: Manager

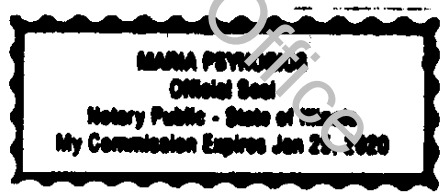
State of Illinois }
County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of June, 2016


My Commission Expires JAN 23, 2020




Notary Public



After Recording Mail to:
Gary Lundeen, Esq.
806 E. Nerge Road
Roselle, IL 60172

Send Subsequent Tax Bills To:
Viral Kheni
3206 W. 111th Street
Chicago, IL 60655

REAL ESTATE TRANSFER TAX		21-Jun-2016
	CHICAGO:	10,350.00
	CTA:	4,140.00
	TOTAL:	14,490.00 *

REAL ESTATE TRANSFER TAX		21-Jun-2016
	COUNTY:	690.00
	ILLINOIS:	1,380.00
	TOTAL:	2,070.00

24-14-423-069-0000 | 20160601613380 | 0-011-056-448
* Total does not include any applicable penalty or interest due.

24-14-423-069-0000 | 20160601613380 | 0-699-970-880

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**CHICAGO TITLE
COMPANY**

Property Address:

3206 W. 111TH Street

Chicago, IL 60655

LEGAL DESCRIPTION

Order No.: 16WSA398618NA

For APN/Parcel ID(s): 24-14-423-070-0000 and 24-14-423-069-0000

PARCEL 1:

LOTS 17 TO 20 INCLUSIVE, EXCEPT THE SOUTH 113.00 FEET OF THE WEST 6.00 FEET OF SAID LOT 20 AND; ALSO LOTS 21 TO 24 INCLUSIVE, EXCEPT THE SOUTH 113.00 FEET OF SAID LOTS 21 TO 24, ALL IN BLOCK 1 IN GEORGE BRINKMAN'S ADDITION TO MOUNT GREENWOOD, A SUBDIVISION OF BLOCKS 25, 26, 31 AND 32 IN HILL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND

THAT PART OF THE 16 FOOT WIDE ALLEY IN BLOCK 1, IN SAID GEORGE BRINKMAN'S ADDITION TO MOUNT GREENWOOD, VACATED PER DOCUMENT NUMBER 0935118063, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 16.0 FEET OF LOT 31 IN SAID BLOCK 1 EXTENDED EAST TO THE WEST LINE OF LOT 17 IN SAID BLOCK 1, AND LYING EAST OF THE EAST LINE OF LOT 25 IN SAID BLOCK 1 EXTENDED NORTHERLY AND LYING WEST OF THE WEST RIGHT OF WAY LINE OF KEDZIE AVENUE;

EXCEPT THAT PART OF SAID ALLEY LYING SOUTH OF THE SOUTH LINE OF THE NORTH 16.0 FEET OF LOT 31 IN SAID BLOCK 1 EXTENDED EAST TO THE WEST LINE OF LOT 17 IN BLOCK 1, LYING WEST OF THE CENTERLINE OF THE 16 FOOT WIDE NORTH-SOUTH ALLEY IN SAID BLOCK 1 AND SAID CENTERLINE EXTENDED SOUTHERLY AND LYING EAST OF THE EAST LINE OF LOT 25 IN BLOCK 1 EXTENDED NORTHERLY AND LYING NORTH OF THE CENTERLINE OF THE 16 FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 1.

PARCEL 2:

THE EAST 4.49 FEET OF LOTS 30 AND 31, EXCEPT THE NORTH 16.0 FEET OF SAID LOT 31, IN BLOCK 1 IN GEORGE BRINKMAN'S ADDITION TO MOUNT GREENWOOD, A SUBDIVISION OF BLOCKS 25, 26, 31 AND 32 IN HILL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE 16 FOOT ALLEY VACATED PER DOCUMENT NUMBER 0935118063 IN BLOCK 1 IN SAID GEORGE BRINKMAN'S ADDITION TO MOUNT GREENWOOD, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 16.0 FEET OF LOT 31 IN SAID BLOCK 1 EXTENDED EAST TO THE WEST LINE OF LOT 17, IN BLOCK 1, LYING WEST OF THE CENTERLINE OF THE 16 FOOT WIDE NORTH-SOUTH ALLEY IN SAID BLOCK 1 AND SAID CENTERLINE EXTENDED SOUTHERLY AND LYING EAST OF THE EAST LINE OF LOT 25 IN SAID BLOCK 1 EXTENDED NORTHERLY, AND LYING NORTH OF THE CENTERLINE OF THE 16 FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 1.

PARCEL 3:

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LEGAL DESCRIPTION

(continued)

EASEMENTS FOR ACCESS, INGRESS, EGRESS AND PARKING DESCRIBED IN THAT DECLARATION OF EASEMENTS WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ---- AS DOCUMENT NUMBER -----.

1617510103

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
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EXHIBIT "B"

Permitted Exceptions

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY
Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____