



Doc#: 1618329062 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/01/2016 02:26 PM Pg: 1 of 6

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Morris G. Dyner, Esq.
Fischel & Kahn, Ltd.
155 N. Wacker Dr., Suite 1950
Chicago, Illinois 60606

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED
(Illinois)**

This SPECIAL WARRANTY DEED is made this 7th day of April, 2016, and effective as of the 1st day of January, 2016, between PRECISION PLATING L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 4123 W. Peterson Avenue, Chicago, Illinois 60646, to PRECISION PLATING GROUP L.L.C., an Illinois limited liability company, having an address of 4123 W. Peterson Avenue, Chicago, Illinois 60646 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to (1) all matters of record in the Office of the Cook County Recorder of Deeds affecting the Property, but only to the extent that they are still effective and in force and (2) all matters that an accurate survey or inspection of the Property would show (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered by its duly authorized Members, as of the day and year first above written.

GRANTOR:

PRECISION PLATING L.L.C.

By: Margaret M. Belmonti
MARGARET M. BELMONTI, not individually,
but solely as Trustee of the Margaret M. Belmonti
Revocable Trust Dated September 22, 1999 –
Sole Managing Member, as Trustee and as a Member

UNOFFICIAL COPY

By: Jeffrey F. Belmonti
 JEFFREY F. BELMONTI – individually and as a Member

By: Gary J. Belmonti
 GARY J. BELMONTI – individually and as a Member

By: Juliette B. Freeman
 JULIETTE B. FREEMAN, not individually, but solely as Trustee of the Juliette B. Freeman Revocable Trust Dated January 12, 2010 – as Trustee and as a Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

The undersigned Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that **MARGARET M. BELMONTI**, as Trustee of the Margaret M. Belmonti Revocable Trust Dated September 22, 1999, the Sole Managing Member of said limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member of said limited liability company, appeared before me this day in person and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, and as Trustee and as a Member, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of April, 2016.

Matthew Totsch
 Notary Public
 My Commission Expires: 8/11/2018



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

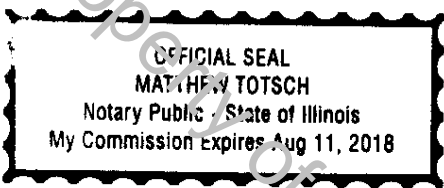
6-20-16 Matthew G. Belmonti
 Date Buyer, Seller or Representative

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF C O O K)

The undersigned Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that **JEFFREY F. BELMONTI**, individually, and as a Member of said limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, individually, and as such Member of said limited liability company, appeared before me this day in person and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, and individually and as a Member, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of April, 2016.



Matthew Totsch
Notary Public
My Commission Expires: 8/11/2018

STATE OF ILLINOIS)
) SS:
COUNTY OF C O O K)

The undersigned Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that **GARY J. BELMONTI**, individually, and as a Member of said limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, individually, and as such Member of said limited liability company, appeared before me this day in person and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, and individually and as a Member, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of April, 2016.



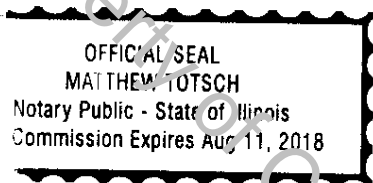
Matthew Totsch
Notary Public
My Commission Expires: 8/11/2018

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that **JULIETTE B. FREEMAN**, as Trustee of the Juliette B. Freeman Revocable Trust Dated January 12, 2010, a Member of said limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said limited liability company, appeared before me this day in person and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, and as Trustee and as a Member, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of April, 2016.



Matthew Totsch
Notary Public
My Commission Expires: 8/11/2018

REAL ESTATE TRANSFER TAX		01-Jul-2016
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

13-03-403-010-0000 | 20160601620581 | 0-792-196-416
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Jul-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-03-403-010-0000 | 20160601620581 | 1-382-846-912

UNOFFICIAL COPY

EXHIBIT A

Legal Description

THAT PART LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, KNOWN AS THE EVANSTON CUT-OFF, SAID NORTHWESTERLY LINE BEING 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE RAILWAY OF THE JUNCTION RAILWAY COMPANY (NOW CHICAGO AND NORTHWEST RAILWAY COMPANY) AS SAID TRACKS ARE NOW LOCATED AND CONSTRUCTED; AND LYING SOUTH OF THE SOUTH LINE OF PETERSON AVENUE; AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF ROGERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED NOVEMBER 25, 1932 AS DOCUMENT 11168441 IN BOOK 300 OF PLATS, PAGE 24, AND LYING NORTHEASTERLY OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF ROGERS AVENUE, AFORESAID, FROM A POINT 346.68 FEET (AS MEASURED ALONG THE SOUTHEASTERLY LINE OF ROGERS AVENUE WITH THE SOUTH LINE OF PETERSON AVENUE, OF THE FOLLOWING TAKEN AS A TRACT: THE NORTH FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 1 IN OGDEN AND JONES' SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4123 West Peterson Avenue, Chicago, Illinois 60646

PERMANENT TAX INDEX NUMBERS: 17-03-403-010-0000, 13-03-403-012-0000, 13-03-403-015-0000

AND

BEGINNING AT A POINT ON THE EASTERLY LINE OF NORTH ROGERS AVENUE 346.68 FEET SOUTH WESTERLY (MEASURED ALONG SAID EASTERLY LINE OF ROGERS AVENUE) FROM INTERSECTION OF SAID EASTERLY LINE OF ROGERS AVENUE WITH SOUTH LINE OF WEST PETERSON AVENUE; THENCE SOUTH EASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES WITH THE SAID EASTERLY LINE OF ROGERS AVENUE A DISTANCE OF 141 FEET; THENCE SOUTH WESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES WITH LAST DESCRIBED COURSE A DISTANCE OF 239 FEET 4 INCHES THENCE NORTH WESTERLY ON A LINE FORMING AN ANGLE OF 92 DEGREES 32 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE A DISTANCE OF 141 FEET 1 3/4 INCHES TO THE SAID EASTERLY LINE OF ROGERS AVENUE AT A POINT 245 FEET 7 1/4 INCHES SOUTH WESTERLY (MEASURED ON SAID EASTERLY LINE OF ROGERS AVENUE) FROM POINT OF BEGINNING THENCE NORTH EASTERLY ALONG SAID EASTERLY LINE OF ROGERS AVENUE A DISTANCE OF 245 FEET 7 1/4 INCHES TO THE PLACE OF BEGINNING EXCEPTING FROM SAID PREMISES THAT PART IN THE NORTH EAST CORNER OF LOT 9 LYING IN VACATED ROGERS AVENUE AS PER CITY OF CHICAGO ORDINANCE PASSED JULY 25, 1927 IN COOK'S SUBDIVISION OF THAT PART OF THE EAST HALF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF INDIAN BOUNDARY LINE; ALL AS SHOWN ON PLAT OF SURVEY BY WALTER ROEPKE DATED DECEMBER 26, 1952 ORDER NO. 32204 BEING A PART OF LOT 1 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF COOK'S SUBDIVISION OF THAT PART OF THE EAST HALF OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5945 North Rogers Avenue, Chicago, Illinois 60646

PERMANENT TAX INDEX NUMBERS: 13-03-403-011-0000, 13-03-403-013-0000

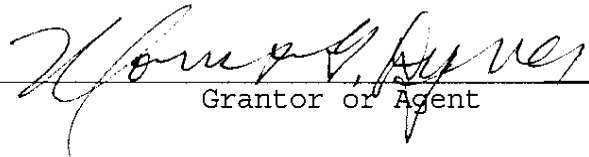
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 28, 2016

Signature:

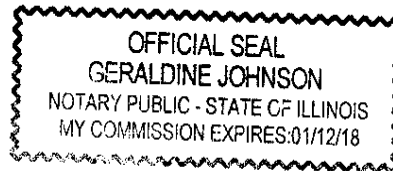


Grantor or Agent

Subscribed and sworn to before me by the said attorney/agent this 28th day of June 2016.

Notary Public

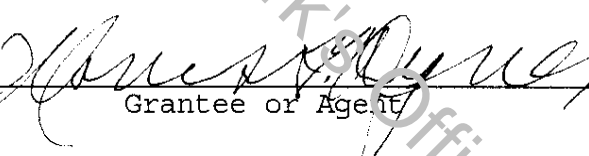




The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 28, 2016

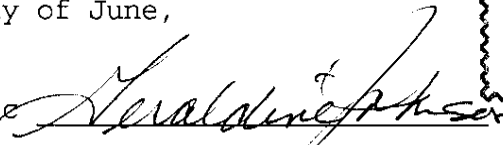
Signature:



Grantee or Agent

Subscribed and sworn to before me by the said attorney/agent this 28th day of June, 2016.

Notary Public





NOTE: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]