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THIS DOCUMENT WAS )  
PREPARED BY: )

Barack Ferrazzano Kirschbaum )  
& Nagelberg LLP )  
200 West Madison Street, Suite 3900 )  
Chicago, Illinois 60606 )  
Attn: Michael Hall )

AFTER RECORDING RETURN TO: )

Land Services USA, Inc )  
1 South Church Street, Suite 300 )  
West Chester, PA 19382 )  
(610) 429-3145 )



Doc#: 1621734085 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/04/2016 12:21 PM Pg: 1 of 4

(This space reserved for recording date)

## SPECIAL WARRANTY DEED

**WESTERN-119<sup>th</sup>**, LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is 6953 S. Constance Avenue, Chicago, Illinois 60649, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by **SNYDER PROPERTIES I, LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 33228 West 12 Mile Road, #320, Farmington Hills, Michigan 48334, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN and SELL to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof together with all easements, rights and appurtenances thereto and all improvements situated thereon (collectively, the "**Property**"); subject, however, to all matters of record.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns forever. Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

Permanent Index Number: 25-19-316-030-0000.

Address of Property: 11833 South Western Avenue, Chicago, Illinois.

REAL ESTATE TRANSFER TAX	04-Aug-2016
CHICAGO:	46,725.00
CTA:	18,690.00
<b>TOTAL:</b>	<b>65,415.00 *</b>

REAL ESTATE TRANSFER TAX	04-Aug-2016
COUNTY:	3,115.00
ILLINOIS:	6,230.00
<b>TOTAL:</b>	<b>9,345.00</b>

25-19-316-030-0000 | 20160701636991 | 0-026-731-328

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

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EXECUTED this 31 day of August, 2016, and EFFECTIVE upon delivery to Grantee.

GRANTOR:

WESTERN-119<sup>th</sup> LLC, a Delaware limited liability company

By: Byron Gray  
Name: Byron Gray  
Title: Member

STATE OF ILLINOIS

§  
§  
§

COUNTY OF COOK

This instrument was acknowledged before me on July 29, 2016, by Byron Gray, the authorized signatory of Western-119<sup>th</sup>, LLC, a Delaware limited liability company, on behalf of said limited liability company.



Marsha J. Henry  
Notary Public, State of Illinois  
Marsha J. Henry  
(printed name)

My Commission Expires:

7/28/18

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Mail tax bills to:

Snyder Properties I, LLC  
33228 W. 12 Mile Road, #320  
Farmington Hills, MI 48334-3309

Property of Cook County Clerk's Office

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## EXHIBIT A

That part of Lots 37 through 44, both inclusive in Block A in Walker's Resubdivision of Blocks A, B and D in the Resubdivision of Blocks A, B, C, D, E, F, I, K, L, M, N, O, Q, R, S, T, U and V with Lots 1 to 10 inclusive and 17 to 24 inclusive in Block G; Lots 1 to 17 inclusive and Lots 24 to 32 both inclusive in Block H in Morgan Park Washington Heights, in the West 1/2 of the Southwest 1/4 of Section 19, Township 37 North, Range 14, East of the Third Principal Meridian, according to the Map of said Walker's Resubdivision recorded March 16, 1888 as document no. 932920, in Book 29 of Plats, Page 8, (EXCEPTING THEREFROM that part conveyed to the People of the State of Illinois, for the use of the Department of Transportation recorded as document no. 22587777) and also EXCEPTING THEREFROM the following described tract of land:

Beginning at the Northwest corner of said Lot 44 being also on the Easterly right-of-way line of South Western Avenue; thence Easterly on the North line of said Lot 44, a distance of 200.00 feet to the Northeast corner of said Lot 44; thence Southerly on the East line of said Lots 44 to 37 both inclusive, a distance of 386.00 feet to a point 14.00 feet North of the Southeast corner of said Lot 37; thence Westerly through an angle of 96 degrees 27 minutes 26 seconds as measured clockwise from the last described course, a distance of 40.25 feet to a point 18.50 feet Northerly of the South line of said Lot 37; as measured parallel with the East line of said Lot 37; thence Northeasterly through an angle of 116 degrees 53 minutes 44 seconds as measured clockwise, a distance of 43.65 feet to a point 16.00 feet Westerly, as measured at right angles to the Easterly line of said Lot 38; thence Northerly parallel with the East line of said Lots 38 to 44, both inclusive, a distance of 270.54 feet to a point of curvature, thence Northwesterly along a curve convex to the Northeast with a radius of 34.50 feet, an arc length of 54.16 feet to a point of tangency and 40.00 feet Southerly as measured at right angles to the North line of said Lot 44, thence Westerly parallel with the North line of said Lot 44, a distance of 149.40 feet to a point on the West line of said Lot 44, said point being also on the Easterly right-of-way line of South Western Avenue; thence Northerly on the East right-of-way line of South Western Avenue, being also on the West line of said Lot 44, a distance of 40.00 feet to the place of beginning, in Cook County, Illinois.