



Doc# 1628815120 Fee \$44.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2016 02:09 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

J.P. TITZ 16-00 11574
2 of 6

THIS INDENTURE, made this 30th day of September, 2015, between **CR 3701 RACINE LLC**, an Illinois limited liability company, party of the first part, and **ECONOMY PALLETS, INC.**, an Illinois corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Lots 1 Through 9, Both Inclusive, Lot 10 (except The South 22.02 Feet Thereof), Lot 39 (except The South 22.02 Feet Thereof), Lots 40 Through 48, Both Inclusive, And The Vacated Alley Between Said Lots In The Subdivision Of The West 1/2 Of The Northwest 1/4 Of The Southwest 1/4 Of The South East 1/4 Of Section 32, Township 39 North, Range 14 East Of The Third Principal Meridian, In Cook County, Illinois.

Permanent Index Numbers:

17-32-401-001-0000; 17-32-401-002-0000; 17-32-401-003-0000; 17-32-401-004-0000
17-32-401-005-0000; 17-32-401-006-0000; 17-32-401-007-0000; 17-32-401-008-0000
17-32-401-009-0000; 17-32-401-015-0000; 17-32-401-016-0000; 17-32-401-017-0000
17-32-401-018-0000; 17-32-401-019-0000; 17-32-401-020-0000; 17-32-401-021-0000
17-32-401-023-0000; 17-32-401-032-0000; 17-32-401-034-0000; 17-32-401-072-0000

Common Address: 3701 South Racine, Chicago, Illinois 60608



Exempt under provisions of Chapter 3-33-060, Paragraph L (Enterprise Zone 2) of the Chicago Real Property Transfer Tax Ordinance.

[Signature]
Grantor, Grantee or Representative

September 25, 2016

CCRD REVIEW [Signature]

REAL ESTATE TRANSFER TAX	14-Oct-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	14-Oct-2016
 COUNTY:	219.50
 ILLINOIS:	439.00
TOTAL:	658.50

17-32-401-001-0000 | 20161001668415 | 1-046-187-840

17-32-401-001-0000 | 20161001668415 | 1-549-242-176

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

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns, FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs 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 charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth on **EXHIBIT "A"** attached hereto and made a part hereof.

Party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

The tenant of the unit had no right of first refusal.

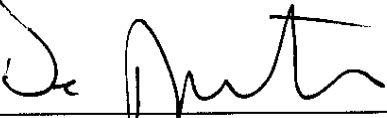
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

UNOFFICIAL COPY

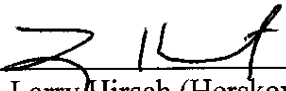
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its member, the day and year first above written.

CR 3701 RACINE LLC,
an Illinois limited liability company

By: CR Bridgeport Properties LLC
Its: Sole Member

By: 

Dave Mitidiero, Member

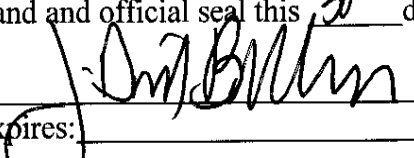
By: 

Larry Hirsch (Herskovitz), Member

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 **Dave Mitidiero and Larry Hirsch (Herskovitz)**, as the sole Members of **CR Bridgeport Properties LLC**, being the Sole Member of **CR 3357 Justine LLC**, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Secretary he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of September, 2018.

Notary Public: 
My commission expires: _____



After recording, mail to: Send Subsequent Tax Bills to:

Georgina Diaz, Esq.
DIAZCASE, P.C.
4140 S. Archer Ave.
Chicago, IL 60632

This instrument was prepared by: J. David Ballinger, 159 N. Marion Street #219, Oak Park, Illinois 60301.

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Exhibit A Permitted Exceptions

1. Overhead Wires Running In A Westerly To Easterly Direction Through The Center Of The Land As Disclosed By Survey No, 8701007-A Of Chicago Guarantee Survey Company Dated February 27, 1987.
2. Unrecorded Easement For A Pole Mounted Controller On The Land As Disclosed By Utility Letter From The City of Chicago Bureau of Electricity Dated February 5, 1987.
3. Unrecorded easement along the northerly line of the land as set disclosed by Utility letter from the Illinois Bell Telephone Company Dated February 2, 1987.
4. Rights of the Municipality, the State of Illinois, The Public And Adjoining Owners in and to the vacated alley.
5. Rights of The Public And Quasi-Public Utilities, If Any, In Said Vacated Alley For Maintenance Therein Of Poles, Conduits, Sewers And Other Facilities.
6. Real Estate Taxes not yet due and payable.
7. Acts of the Grantee.