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After Recording Return to:

James Valancius, Esq.
824 W Superior
Suite 212
Chicago IL 60642



16305221530

Doc# 1630522153 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 01:47 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 28th day of October, 2016, by and between **BARRY LAND PARCEL, LLC, an Illinois limited liability company**, whose principal place of business is 1030 West Chicago Ave. Suite 300, Chicago, Illinois, as GRANTOR, and **6001 N CLARK STREET LLC, an Illinois limited liability company**, having its principal office at 458 W. Dickens, Chicago, IL 60614, as GRANTEE.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY in fee simple unto Grantee, and to its successors and assigns, FOREVER, the following described real estate situated, in the County of Cook, in the State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEROF.

Permanent Real Estate Index No: 14-05-126-033-0000 Vol. 472; 14-05-126-001-0000 Vol. 472; 14-05-126-002-0000 Vol. 472; 14-05-126-003-0000 Vol. 472

Street Address of Property: 6001 and 6025 N. Clark, Chicago, IL 60660

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"), TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that the Grantor has not done, or suffered to be done, anything whereby the Property hereby conveyed is, or may be, in any manner encumbered or charged, except as recited in this Deed, and WILL WARRANT AND DEFEND against all persons lawfully claiming

CCRD REVIEW

First American Title Order # NLS 729898 1079

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or to claim the same, by through or under Grantor subject to the permitted exceptions listed in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the date first written above.

Barry Land Parcel, LLC, an Illinois limited liability company
By: Baum Revision, LLC, its Manager
By: Revision Group, LLC, its Member Manager

By: _____
 Name: **Scott 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 SCOTT GOLDMAN, personally known to me to be the Manager of Revision Group, LLC the Member Manager of Baum Revision, LLC, the Manager of **Barry Land Parcel, LLC**, an Illinois limited liability company and 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 as such Member/Manager, he signed and delivered the said instrument, pursuant to authority given by the Manager, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th oct., 2016.



Dragica Perunac
 Notary Public
 My Commission expires:
6-29-2019

Prepared by:

Talia A. Lissner, Esq,
1030 W. Chicago Ave., Suite 300
Chicago, IL, 60642

Send Subsequent Tax Bills to:

6001 N Clark Street, LLC
 458 W Dickens
 Chicago IL 60614
 Attention: Arthur Paris

REAL ESTATE TRANSFER TAX		31-Oct-2016
	CHICAGO:	16,875.00
	CTA:	6,750.00
	TOTAL:	23,625.00 *

14-05-126-033-0000 | 20161001671938 | 2-119-876-416

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

REAL ESTATE TRANSFER TAX		31-Oct-2016
	COUNTY:	1,125.00
	ILLINOIS:	2,250.00
	TOTAL:	3,375.00

14-05-126-033-0000 | 20161001671938 | 1-800-068-928

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 122, 123, 124 AND 125 IN KRANSZ'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 38.3 FEET) OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOT 122 THAT PORTION LYING WEST OF A LINE 29 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CLARK STREET, AS CONDEMNED FOR STREET PURPOSES IN CASE B71142), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 117, 118, AND 119 (EXCEPT THAT PART TAKEN FOR WIDENING NORTH CLARK STREET) IN KRANSZ'S 2ND ADDITION TO EDGEWATER, A SUBDIVISION OF THE SOUTH PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The land is known as:

6001 and 6025 N. Clark

Chicago, IL, 60660

PINS:

14-05-126-033-0000 Vol. 472

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EXHIBIT B
PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2016, not yet due and payable for:

Permanent Index Numbers:

14-05-126-033-0000 Vol. 472

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14-05-126-002-0000 Vol. 472

14-05-126-003-0000 Vol. 472

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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