

GIT 40029182

EG 114

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1702339026

PREPARED BY AND AFTER RECORDING RETURN TO:

Matthew J. Weiss, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc# 1702339026 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2017 01:26 PM PG: 1 OF 5

SEND FUTURE TAX BILLS TO:

RUSCITTI PROPERTIES, LLC
6603 S. Western Avenue
Chicago, IL 60636
Attn: Richard Ruscitti

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 20th day of January, 2017 by the GRANTOR, GILLESPIE PROPERTIES, LLC, an Illinois limited liability company, whose address is 2001 Butterfield Road, Suite 1600, Downers Grove, Illinois 60515, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to the GRANTEE, RUSCITTI PROPERTIES, LLC, an Illinois limited liability company, whose address is 6603 S. Western Avenue, Chicago, Illinois 60636, all interest in the real estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PINs and Common Address(es): See Exhibit A

[Signatures begin on next page]

REAL ESTATE TRANSFER TAX 23-Jan-2017



CHICAGO: 10,117.50
CTA: 4,047.00
TOTAL: 14,164.50

20-19-123-026-0000 | 20161201697958 | 0-893-000-896

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

REAL ESTATE TRANSFER TAX 23-Jan-2017



COUNTY: 674.50
ILLINOIS: 1,349.00
TOTAL: 2,023.50

20-19-123-026-0000 | 20161201697958 | 1-242-799-296

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 14 THAT LIES WEST OF A STRAIGHT LINE THAT INTERSECTS THE NORTH LINE OF LOT 14 AT A POINT 105.89 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE AND INTERSECTS THE SOUTH LINE OF LOT 14 AT A POINT 108.39 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE;

ALSO

THAT PART OF LOT 15, THAT LIES WEST OF A STRAIGHT LINE THAT INTERSECTS THE NORTH LINE OF LOT 15 AT A POINT 108.39 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE AND INTERSECTS THE SOUTH LINE OF LOT 15 AT A POINT 110.88 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE;

ALSO

THAT PART OF LOTS 16 TO 20, INCLUSIVE THAT LIES WEST OF A STRAIGHT LINE THAT INTERSECTS THE NORTH LINE OF LOT 16 AT A POINT 110.88 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE AND INTERSECTS THE SOUTH LINE OF LOT 20 AT A POINT 119.00 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE;

ALSO

THAT PART OF LOTS 21, 22, 23 AND 24 THAT LIES WEST OF A STRAIGHT LINE THAT INTERSECTS THE NORTH LINE OF LOT 21 AT A POINT 119.00 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE AND INTERSECTS THE SOUTH LINE OF LOT 24 AT A POINT 122.00 FEET EAST OF THE EAST LINE OF SOUTH IRVING AVENUE;

ALSO

THAT PART OF STRIP OF LAND, FORMERLY WEST 64TH STREET, NOW VACATED, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 24, BOUNDED ON THE WEST BY THE EAST LINE OF SOUTH IRVING AVENUE, UPON WHICH LINE OF SAID TRACT HAS A FRONTAGE OF 33.00 FEET; ON THE NORTH BY THE SOUTH LINE OF LOT 23, THE DEPTH OF SAID NORTH LINE BEING 122.00 FEET; ON THE EAST LINE OF SOUTH IRVING AVENUE, SAID EAST LINE HAVING A LENGTH OF 33.00 FEET; AND ON THE SOUTH BY A STRAIGHT LINE PARALLEL WITH AND 33.00 FEET SOUTH OF THE SOUTH LINE OF LOT 24, SAID SOUTH LINE HAVING A LENGTH OF 122.00 FEET; ALL IN BLOCK 13 OF SOUTH LYNNE, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 1 TO 15 INCLUSIVE, (EXCEPT THE EAST 35 FEET OF SAID LOTS) IN BLOCK 20 IN SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, PLUS THE SOUTH 1/2 OF 64TH STREET AS VACATED BY DOCUMENT NUMBER 5670876, AND EXCLUSIVE OF THAT PORTION USED AS RAILROAD RIGHT OF WAY, ALL IN SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6331 S. BELL AVENUE AND 6401 S. BELL AVENUE, CHICAGO, ILLINOIS.

PINS 20-19-103-004-0000; 20-19-103-008-0000

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PARCEL 2:

LOTS 11 TO 16 IN BLOCK 49 OF SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 17 TO 24, BOTH INCLUSIVE (EXCEPT THAT PART OF LOT 24, LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT, A DISTANCE OF 63.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT, TO A POINT ON THE WEST LINE OF SAID LOT, A DISTANCE OF 7.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT, AS MEASURED ALONG THE WEST LINE OF SAID LOT) IN BLOCK 49 IN SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6624-6638 S. CLAREMONT AVENUE, 6608 S. CLAREMONT AVENUE AND 6646 S. CLAREMONT AVENUE, CHICAGO, ILLINOIS;

PIN NO. 20-19-123-026-0000
20-19-123-027-0000
20-19-123-028-0000
20-19-123-029-0000
20-19-123-030-0000
20-19-123-031-0000
20-19-123-046-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

Those exceptions to title set forth in Schedule B to the owner's title policy received by the Grantee in connection with its purchase of the real estate conveyed pursuant to this Deed.

Property of Cook County Clerk's Office