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1703234016D

Doc# 1703234016 Fee \$52.00

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

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 09:51 AM PG: 1 OF 6

1401738009/R

SPECIAL WARRANTY DEED


Edward A. Coleman, President/CEO, Bethel New Life, Inc., an Illinois not-for-profit corporation, ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN, AND CONVEY to to Pegasso LLC, a Delaware limited liability company ("Grantee"), the following described real estate situated in DuPage County, State of Illinois, to wit:

See Legal Descriptions, Addresses and Permanent Real Estate Index Numbers attached hereto as Exhibit A

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, right, title, interest, claim and demand whatsoever, of Grantor, 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 hereditaments and appurtenances, unto Grantee, its successors and assigns forever. Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from the sale on execution or otherwise.



Grantor does covenant, promise and agree, to and with Grantee, its successors or 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 except with respect to any taxes not yet due and payable and any covenants, easements, building lines, agreements, restrictions, rights of way, deeds or other conditions of record and to those additional matters set forth on Exhibit B attached hereto and made a part hereof (collectively the "Permitted Encumbrances"); and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming the same by, through, or under Grantor, subject to the Permitted Encumbrances.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	31-Jan-2017
 CHICAGO:	5,812.50
CTA:	2,325.00
TOTAL:	8,137.50

16-10-407-025-0000 | 20170101602531 | 0-825-457-856

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

REAL ESTATE TRANSFER TAX	31-Jan-2017
 COUNTY:	387.50
 ILLINOIS:	775.00
TOTAL:	1,162.50

16-10-407-025-0000 | 20170101602531 | 0-195-919-040

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

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Bm

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This instrument was prepared by: PLUYMERT, MACDONALD, HARGROVE & LEE, LTD.
2300 Barrington Road, Suite 220, Hoffman Estates, Illinois 60195

UPON RECORDING MAIL TO:

Mikel Rastegar
291 S. La Cienega Blvd., #311
Beverly Hills, CA 90211

SEND SUBSEQUENT TAX BILLS TO:

Pegasso LLC, Delaware limited liability company
291 S. La Cienega Blvd., #311
Beverly Hills, CA 90211

Property of Cook County Clerk's Office

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EXHIBIT A

Parcel 1:

LOT 6 IN HARVEY'S SUBDIVISION OF LOTS 49-53 INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-10-407-025-0000 (Parcel 1, Lot 6)

Commonly known as: 330 N. Pulaski Road, Chicago, IL 60624

Parcel 2:

LOT 7 IN HARVEY'S SUBDIVISION OF LOTS 49 TO 53 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-10-407-026-0000 (Parcel 2, Lot 7)

Commonly known as: 328 N. Pulaski Road, Chicago, IL 60624

Parcel 3:

LOT 8 IN HARVEY'S SUBDIVISION OF LOTS 49-53 IN BLOCK 1 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-10-407-027-0000 (Parcel 3, Lot 8)

Commonly known as: 326 N. Pulaski Road, Chicago, IL 60624

Parcel 4:

LOTS 92 AND 93 BOTH INCLUSIVE, ALL IN BLOCK 1 OF THE WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-10-407-043-0000 (Parcel 4, Lot 92)

Permanent Index No. 16-10-407-044-0000 (Parcel 4, Lot 93)

Commonly known as: 4008, 4010 W. Lake Street, Chicago, IL 60624

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Parcel 5:

LOTS 94, 95 AND 96 IN BLOCK 1 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-10-407-045-0000 (Parcel 5, Lots 94-96)

Permanent Index No. 16-10-407-046-0000 (Parcel 5, Lots 94-96)

Commonly known as: 4000 and 4006 W. Lake Street of 304-316 N. Pulaski Road, Chicago, IL 60624

Parcel 6:

LOTS 2 TO 5, BOTH INCLUSIVE, IN HARVEY'S SUBDIVISION OF LOTS 49-53 INCLUSIVE IN BLOCK 1 IN WEST CHICAGO LAND CO'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-10-407-049-0000 (Parcel 6, Lots 2-5)

Commonly known as: 332 N. Pulaski Road, Chicago, IL 60624 (and previously described as 4040 W. Lake Street, Chicago, IL 60624 on document 05649025 recorded September 25, 1995)

Parcel 7:

LOT 91 IN BLOCK 1 OF THE WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-10-407-051-0000 (Parcel 7, Lot 91)

Commonly known as: 4014 W. Lake Street, Chicago, IL 60624

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EXHIBIT B

Additional Permitted Exceptions

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All title exceptions and defects contained within that certain Title Commitment 140173800912 with an effective date of December 22, 2016, as amended.
9. Rights of way for drainage, titles, ditches, feeders, laterals and underground pipes, if any. Rights of any existing tenants.
10. All of the matters, terms, and conditions set forth in that certain Real Estate Sales Contract between Grantor and Grantee with an Acceptance Date of December 12, 2016.