

4 of 9  
St 01146.46711

PREPARED BY:  
John T. Comet, Esq.  
HP Ventures Group LLC —  
Development Services  
1306 W. Anthony Dr.  
Champaign, IL 61821



Doc# 1706616065 Fee \$42.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2017 12:07 PM PG: 1 OF 3

MAIL TAX BILL TO:  
Vestian Group, Inc.  
Attn: Razi Uddin  
300 N. LaSalle St., Ste. 1850  
Chicago, IL 60654

MAIL RECORDED DEED TO:  
Linsey Ney  
Levenfeld Pearlstein, LLC  
2 N. LaSalle St., Ste. 1300  
Chicago, IL 60602

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT HP Ventures Group LLC – 3905 North Western Project of the County of Cook and State of Illinois for and in consideration of ten dollars (\$10.00), and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey, release, and alienates subject to the below noted exceptions to title unto 3905-3929 N. Western (Chicago), LLC, an Illinois limited liability company all the right, title, interest, claim or demand, whatsoever HP Ventures Group LLC – 3905 North Western Project may have acquired in the premises therein described, as follows, to wit:

**Lots 29 and 30 (except those parts thereof lying West of a line 50 feet East of and parallel with the West line of Section 19) all in the Subdivision of Block 9 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian) in Cook County, Illinois.**

Situated in the County of Cook in the State of Illinois, together with all appurtenances and privileges thereunto belonging or appertaining: *TO HAVE AND TO HOLD the property, subject to the permitted exceptions on the attached Exhibit A, in fee simple forever; and, subject to the permitted exceptions, grantor, for itself, and its successors, does hereby covenant, promise and agree to WARRANT AND FOREVER DEFEND the title to the property against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through, or under grantor, but not otherwise.*

Permanent Index Numbers: 14-19-100-013

Property Address: 3905 N. Western Avenue, Chicago, IL 60618

Subject to the following exceptions to title: general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, other governmental regulations and exceptions noted in the Title Exceptions exhibit attached.

[SIGNATURES ON THE FOLLOWING PAGE]

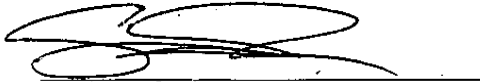
**STEWART TITLE  
800 E. Dioxl Road  
Suite 180  
Naperville, IL 60563**

R

# UNOFFICIAL COPY

Dated this 27<sup>th</sup> day of February, 2017.

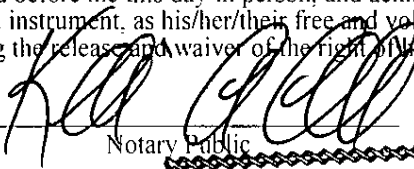
**HP Ventures Group LLC – 3905 North Western Project,**  
an Illinois limited liability company  
By: Hi –Pointe Development Corp.,  
an Illinois corporation  
Its: Sole Manager



By: Steve Cook  
Its: President

STATE OF ILLINOIS)  
COUNTY OF COOK)

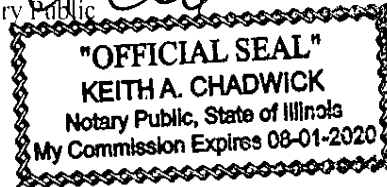
ON THIS 27<sup>th</sup> DAY OF FEBRUARY 2017  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steve Cook, President of Hi-Pointe Development Corp., sole Manager of HP Ventures Group LLC – 3905 North Western Project personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.






Notary Public

My commission expires:

8/1/2020



REAL ESTATE TRANSFER TAX		23-Feb-2017
	COUNTY:	2,237.50
	ILLINOIS:	4,475.00
	TOTAL:	6,712.50
14-19-100-013-0000   20170201609612   1-544-604-864		

REAL ESTATE TRANSFER TAX		23-Feb-2017
	CHICAGO:	33,562.50
	CTA:	13,425.00
	TOTAL:	46,987.50 *
14-19-100-013-0000   20170201609612   0-470-863-040		
* Total does not include any applicable penalty or interest due.		

# UNOFFICIAL COPY

## EXHIBIT A PERMITTED EXCEPTIONS

1. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, but without options to purchase or rights to purchase.
2. Ordinance #95106 Chicago, by the Illinois Department of Commerce and Economic Opportunity as adopted by the City Council of the City of Chicago November 5, 2014 and recorded April 28, 2016 as document 1611910114 establishing Enterprise Zone 4. Terms, provisions and conditions contained therein.

Property of Cook County Clerk's Office