8983161

UNOFFICIAL COPY

1797606129D

Doc# 1707606129 Fee \$48.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 01:46 PM PG: 1 OF 6

THIS INSTRUMENT PREPARED BY:

Deborah T. Haddad O'DONNELL HADDAD LLC 14044 Petronella Drive Suite 1 Libertyville, Illinois 60048

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warrenty Deed, made this 15 day of March, 2017, between Moretti Cantera SM LLC, a Delavare limited liability company, as to an undivided 33.333% interest and Benach Cantera SM LLC, a Delaware limited liability company, as to an undivided 66.667% interest, as tenants in common, created and existing under and by virtue of the laws of the State of Delaware ("Grantor"), and 2751 Hampden Court LLC, an Illinois limited liability company ("Grantee"), 1020 North California, Chicago, Illinois 60647, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to Grantee's assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

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 or demand whatsoever, of Grantor, either in law or 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 Grantee and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

General real estate taxes not yet due and payable at the time of closing; easements, covenants, restrictions, agreements, conditions and building lines of record; applicable zoning and building laws and ordinances; unrecorded public



1707606129 Page: 2 of 6

UNOFFICIAL COPY

utility easements, if any; plats of subdivision and dedication and covenants, conditions and restrictions thereon; acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and liens and other matters of title over which the title company, is willing to insure without cost to Grantee and matters of survey.

Permanent Real Estate Index Number: 14-28-309-004-0000 and 14-28-309-005-0000

Address of real estate: 2751-53 North Hampden Court, Chicago, Illinois 60614-1611

REAL ESTATE TRANSF	ER TAX	17-Mar-2017
REAL ESTATE TOWN	CHICAGO: CTA: TOTAL:	29,208.75 11,683.50 40,892.25 *
200 004 0000	20170301624371	0-401-717-952

^{*} Total vocs not include any applicable penalty or interest due.

REAL ESTATE TRANSFER	TAX	17-Mar-2017	
	COUNTY:	1,947.25	
	LLINOIS:	3,894.50	
	TOTAL:	5,841.75	
14-28-309-004-0000	20170301524271	1-157-151-424	
	(()		
		(0)	
		T	
		(9
			U _s
			Co
			CV

1707606129 Page: 3 of 6

UNOFFICIAL CO

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

Moretti Cantera SM LLC, a Delaware limited liability company

By:

Its:

Manager and Sole Member

GRANTOR:

Benach Cantera SM LLC, a Delaware limited liability company

Ronald J. Benach

Manager and Sole Member

STATE OF ILLINOIS)

DOOP OF

COUNTY OF LAKE) SS.

Of County I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wayne Moretti, the Manager and Sole Member of Moretti Cantera SM LLC, a Delaware limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act as the Manager and Sole Member of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 2

OFFICIAL SEAL DEBORAH T HADDAD Notary Public - State of Illinois My Commission Expires Jul 9, 2018

1707606129 Page: 4 of 6

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

presents on the day and	year first above written.
	GRANTOR:
	Moretti Cantera SM LLC, a Delaware limited liability company
	By: Wayne Moretti Its: Manager and Sole Member
90	GRANTOR:
0000	Benach Cantera SM LLC, a Delaware limited liability company
·	By: Ronald J. Benach Its: Manager and Sole Member
STATE OF ILLINOIS	
•	SS.
hereby certify that Wayn a Delaware limited liabi whose name is subscribe acknowledged that he s	ed, a Notary Public in and for said County, in the State aforesaid, do not me Moretti, the Manager and Sole Member of Moretti Cantera SM LLC, lity company (the "Company"), personally known to be the same person d to the foregoing instrument, appeared before mothis day in person and gned and delivered said instrument as his own free and voluntary act, ntary act as the Manager and Sole Member of the Company for the uses forth.
GIVEN under m	hand and Notarial seal this day of March 2017.
	Notary Public

1707606129 Page: 5 of 6

UNOFFICIAL COPY

STATE OF ILLINOIS) COUNTY OF A

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ronald J. Benach, the Manager and Sole Member of Benach Cantera SM LLC, a Delaware limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and ecknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act as the Manager and Sole Member of the Company for the uses and purposes therein set forth.

GIVEN under my band and Notarial seal this \(\frac{1}{20} \) day of March 2017.

OFFICIAL SEAL DEBORAH T HADDA') Notary Public - State of Illinois My Commission Expires Jul 9, 2013

Notary Public

AFTER RECORDING MAIL TO:

Jeremy E. Reis Ruttenberg Gilmartin Reis LLC 1101 W. Monroe Street, Suite 200 Chicago, IL 60607

OR RECORDER'S OFFICE BOX NO. ___

SEND SUBSEQUENT TAX BILLS TO:

2751 Hampden Court LLC 2020 North California, Suite 7-197 Chicago, Mincis 60647

1707606129 Page: 6 of 6

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOTS 12 AND 13 IN LEHMANN'S DIVERSEY BOULEVARD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office PINS: 14-28-309-004-0000 and 14-28-309-005-0000