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THIS INSTRUMENT PREPARED
BY:

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

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

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

8983161

This Special Warranty Deed, made this 15th day of March, 2017, between **Moretti Cantera SM LLC**, a Delaware 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"), 2020 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

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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 TRANSFER TAX		17-Mar-2017
	CHICAGO:	29,208.75
	CTA:	11,683.50
	TOTAL:	40,892.25 *

14-28-309-004-0000 | 20170301624371 | 0-401-717-952

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

REAL ESTATE TRANSFER TAX		17-Mar-2017
	COUNTY:	1,947.25
	ILLINOIS:	3,894.50
	TOTAL:	5,841.75

14-28-309-004-0000 | 20170301624371 | 1-157-151-424

Property of Cook County Clerk's Office

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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.

PINS: 14-28-309-004-0000 and 14-28-309-005-0000

Property of Cook County Clerk's Office