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SPECIAL WARRANTY DEED Statutory (Illinois)

17WSS017309LP
2017 ALAD



Doc# 1711529061 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2017 12:36 PM PG: 1 OF 2

Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED, made this 21 day of April, 2017, between SOUTHPORT PROPERTIES, LLC, a Delaware limited liability company, Grantor, and 433 BRIAR, LLC, SHEFFIELD BUILDING, an Illinois limited liability company, 8218 N. McCormick Blvd., Skokie, IL 60076, Grantee.

WITNESSETH, that the Grantor, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 44 IN SUB BLOCK 4 IN CUSHMAN'S RESUBDIVISION OF THE NORTH 1/4 OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances thereto: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: General real estate taxes for the year 2016 and subsequent years; covenants, easements and restrictions of record; existing leases and tenancies; Services and Easement Agreement with Comcast of Chicago, Inc.

Permanent Index Number: 14-32-217-010-0000

Address of real estate: 2137 N. Sheffield, Chicago, IL 60614

REAL ESTATE TRANSFER TAX		24-Apr-2017
	CHICAGO:	12,000.00
	CTA:	4,800.00
	TOTAL:	16,800.00 *

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

REAL ESTATE TRANSFER TAX		24-Apr-2017
	COUNTY:	800.00
	ILLINOIS:	1,600.00
	TOTAL:	2,400.00

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In Witness Whereof, said Grantor has caused this instrument to be executed and delivered by its duly authorized officer as of the day and year first above written.

SOUTHPORT PROPERTIES, LLC, a Delaware limited liability company

By: ICM PROPERTIES, INC., an Illinois corporation
Its Manager

By: [Signature]
Adam Winick, Vice President

State of Illinois)
County of Cook) ss.

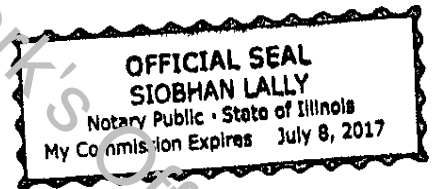
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Adam Winick, Vice President of ICM Properties, Inc. which is the Manager of Southport Properties, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of April, 2017.

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Sharon S. Zaban
Aronberg Goldgehn Davis & Garmisa
330 N. Wabash, Suite 1700
Chicago, IL 60611



AFTER RECORDING MAIL TO:

Hal A. Lipshutz
Levit & Lipshutz
1120 W. Belmont Ave.
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Relda Real Estate
8218 N. McCormick
Skokie, IL 60076