

# UNOFFICIAL COPY



\*17178061800\*

Doc# 1717806180 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/27/2017 04:21 PM PG: 1 OF 4

**Prepared By:**

Goldstein & McClintock LLLP  
208 S. LaSalle Street, Ste. 1750  
Chicago, Illinois 60604  
Attn: Harold D. Israel, Esq.

**After Recording Mail To:**

CHP-DRH Portfolio, LLC - 1515  
W. Hubbard Series  
805 N. Milwaukee Ave., Suite 301  
Chicago, Illinois 60642  
Attn: Joshua Diamond

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 13 day of June, 2017, between AJC Liquidating, Inc., an Illinois corporation, d/b/a Adjustable Clamp Company d/b/a Pony Tools, Inc. and d/b/a Easy Wood Tools, whose address is 140 South Dearborn Street, Suite 420, Chicago, Illinois 60603, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, (the "Grantor"), and CHP-DRH Portfolio, LLC - 1515 W. Hubbard Series, an Illinois limited liability series company, whose address is 805 N. Milwaukee Ave., Suite 301, Chicago, Illinois 60642 (the "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit 1 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 the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit 1 attached hereto, 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 or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the

*BW*

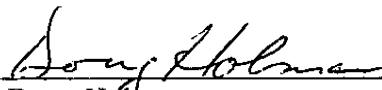
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said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit 2 attached hereto and made a part hereof.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized agent, the day and year first above written.

GRANTOR:

AJC LIQUIDATING, INC. F/K/A ADJUSTABLE CLAMP COMPANY D/B/A PONY TOOLS, INC. AND D/B/A EASY WOOD TOOLS

By:   
Name: Doug Holman  
Its: Sole Shareholder and Sole Director


STATE OF FLORIDA )

) ss.

COUNTY OF INDIAN RIVER )

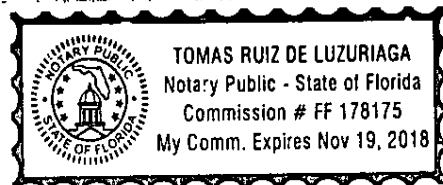
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Doug Holman, the Sole Shareholder and Sole Director of AJC Liquidating, Inc. f/k/a Adjustable Clamp Company d/b/a Pony Tools, Inc. and d/b/a Easy Wood Tools appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.



Witness my hand and Notarial Seal this 13<sup>TH</sup> day of June, 2017.

  
Notary Public


Send Subsequent Tax Bills to:

CHP-DRH Portfolio, LLC – 1515 W. Hubbard Series  
805 N. Milwaukee Ave., Suite 301  
Chicago, Illinois 60642  
Attn: Joshua Diamond



REAL ESTATE TRANSFER TAX		28-Jun-2017
	COUNTY:	606.25
	ILLINOIS:	1,212.50
	TOTAL:	1,818.75

17-08-135-018-0000 | 20170601670766 | 2-076-611-008

REAL ESTATE TRANSFER TAX		28-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-08-135-018-0000 | 20170601670766 | 1-614-726-592

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

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## Exhibit 1

### LEGAL DESCRIPTION

LOTS 17 AND 18 IN WALLER'S SUBDIVISION OF BLOCK 20 IN BICKERDIKE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 17-08-135-018-0000

Address of Real Estate: 1515 W. Hubbard Street, Chicago, Illinois 60642

Property of Cook County Clerk's Office

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## Exhibit 2

### PERMITTED ENCUMBRANCES

1. Taxes not yet due and payable.
2. Except as set forth in paragraph 3 below, any non-monetary encumbrances or non-monetary impediments which do not, individually or in the aggregate, materially adversely affect the operation, ownership, use, marketability or the value of the property described on Exhibit 1.
3. Notwithstanding anything contained herein, the following matters shall NOT be deemed Permitted Encumbrances: (a) any taxes which are due and payable.

Property of Cook County Clerk's Office