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Notary Public employed by law firm of  
Ruttenberg Gilmartin Reis LLC

**AFTER RECORDING MUST BE  
RETURNED TO:**

CERVANTES, CHATT & ASSOCIATES, P.C.

111 W. WASHINGTON #1201

CHICAGO, IL 60602



Doc# 1720929055 Fee \$44.00

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

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/28/2017 11:11 AM PG: 1 OF 4

16000032340A<sup>①</sup>

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 25th day of July, 2017 between **BASECAMP OLD IRVING PARK LLC**, an Illinois limited liability company ("GRANTOR"), 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, having an office at 2020 N. California Avenue, Suite 7, Box 197, Chicago, Illinois 60647 and **A & SL CONSTRUCTION, INC.**, an Illinois corporation, ("GRANTEE").

**WITNESSETH**, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and conveyed, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois **commonly known as:**

3638 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→	24
3636 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→	25
3634 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→	26
3630 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→	28
4401 W. WAVELAND AVE.	CHICAGO, ILLINOIS 60641	→	41

And being more particularly described in **Exhibit A** attached hereto and made a part hereof (the "Property").

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

**AND SUBJECT ONLY TO** those matters as contained in **Exhibit B** attached hereto and made a part hereof.



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF PARCEL

LOT(S) 24, 25, 26, 28 AND 41 IN BASECAMP OLD IRVING PARK RESUBDIVISION BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2016 AS DOCUMENT NUMBER 1614715044, IN COOK COUNTY, ILLINOIS.

**CONTAINING:**

LOT 24 --- 1,892 SQ. FT. OR 0.04 ACRES MORE OR LESS.

LOT 25 --- 1,892 SQ. FT. OR 0.04 ACRES MORE OR LESS.

LOT 26 --- 1,892 SQ. FT. OR 0.04 ACRES MORE OR LESS.

LOT 28 --- 2,903 SQ. FT. OR 0.07 ACRES MORE OR LESS.

LOT 41 --- 2,370 SQ. FT. OR 0.05 ACRES MORE OR LESS.

**COMMONLY KNOW AS:**

3638 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→	24
3636 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→	25
3634 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→	26
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4401 W. WAVELAND AVE.	CHICAGO, ILLINOIS 60641	→	41

**TAX PARCEL IDENTIFICATION NUMBER(S):**

13-22-125-003-0000	13-22-125-004-0000	13-22-125-005-0000
13-22-125-006-0000	13-22-125-007-0000	13-22-125-012-0000
13-22-125-045-0000		

(UNDIVIDED PARCEL AFFECTS PROPERTY IN QUESTION AND OTHER LAND)

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. real estate taxes for 2<sup>nd</sup> Installment of 2016 and subsequent years;
2. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
3. the Declaration, including all amendments and exhibits attached thereto;
4. terms, provisions and conditions as contained within the Ordinance dated April 20, 2016 and recorded May 26, 2016 as Document 1614715043 pertaining to construction of public ways within Basecamp Old Irving Park Resubdivision;
5. Plat of Subdivision of Basecamp Old Irving Park Resubdivision recorded May 26, 2016 as Document Number 161471504, in Cook County, Illinois;
6. public, private and utility easements including shared ingress and egress easements with neighboring parcels recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration, or amendments thereto or the Plat;
7. covenants, conditions, agreements, building lines and restrictions of record;
8. applicable building and zoning laws, statutes, ordinances and restrictions;
9. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
10. matters over which the Title Company (as hereinafter defined) is willing to insure;
11. acts done or suffered by the Purchaser or anyone claiming by, through or under the Purchaser;
12. Purchaser's mortgage, if any;
13. Terms, provisions, conditions and restrictions easements established by Covenant by Basecamp Old Irving Park LLC, an Illinois limited liability company recorded December 31, 2015 as Document Number 1536529011, as amended by the Amended and Restated Covenant recorded March 11, 2016 as document 1607145052 and as further amended from time to time, regarding maintenance and repair of common sewer lines and water main lines. Note: Affects Lots 1-5, 6-12, 27-28 and 29-31.
14. Terms, provisions, conditions and restrictions, easements established by Covenant by Basecamp Old Irving Park LLC, an Illinois limited liability company recorded January 7, 2016 as Document Number 1600717024, as amended from time to time, regarding the operation and maintenance of grounds to provide on-site storm water retention in open areas and across private yards.
15. A Letter of No Further Remediation recorded April 26, 2016 as Document Number 1611713070 issued by the Illinois Environmental Protection Agency for the property located at 3670-3720 North Milwaukee Avenue stating previous issues have been resolved and terms, provisions and conditions as to use limitations regarding the premise involved as further described in said letter. and
16. Grant dated October 8, 1991 and recorded October 18, 1991 as document 91547420 made by Riddell Inc. to Peoples Gas Light & Coke Co. Note: Affects Parcel 1.