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SPECIAL WARRANTY DEED



172491805110

Doc# 1724918051 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2017 02:35 PM PG: 1 OF 5

THE GRANTOR, JKAR Holdings Inc., an Illinois corporation, whose office address is currently 6977 W. Oakton St., Niles, IL 60714 ("Grantor"), for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, by Grantee, does hereby GRANT, CONVEY, SELL and WARRANT to MAYNARD - 2545 W. FITCH LLC, a Delaware limited liability company, whose principal office is currently located at 135 Crossways Park Drive, Woodbury, NY 11797 ("Grantee"), that certain improved real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; subject to those matters described in Exhibit B attached hereto ("Exceptions") and made a part hereof for all purposes.

1784452A 9/16

TO HAVE AND TO HOLD the Property in fee simple, together with all improvements thereon and all and singular the rights, hereditaments and appurtenances thereto 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 Property, unto Grantee, its successors and assigns forever. 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 real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and Grantor hereby agrees to warrant and forever defend, subject only to the Exceptions, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

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IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed this 11th day of August, 2017.



JKAR Holdings Inc., an Illinois corporation

By: [Signature]
Name: Kamran Iqbal
Its: President

REAL ESTATE TRANSFER TAX		06-Sep-2017
	CHICAGO:	495.00
	CTA:	198.00
	TOTAL:	693.00 *

10-36-206-042-1034 | 20170801616406 | 0-622-627-776

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

REAL ESTATE TRANSFER TAX		06-Sep-2017
	COUNTY:	33.00
	ILLINOIS:	66.00
	TOTAL:	99.00

10-36-206-042-1034 | 20170801616406 | 1-891-871-680

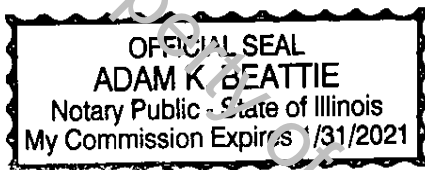
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Kamran Eqbal the President of JKAR Holdings Inc., an Illinois corporation, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of August, 2017.



Adam K. Beattie
NOTARY PUBLIC

After recording mail to:

Kathleen Walser
c/o CLK Properties
135 Crossways Park Drive
Woodbury, NY 11797

Prepared by:

Adam K. Beattie
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Send subsequent tax bills to:

Maynard - 2545 W. Fitch LLC
c/o CLK Properties
135 Crossways Park Drive
Woodbury, NY 11797

Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

UNIT 2555-110 IN THE 2545 FITCH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 15, 16, AND 17 IN WITTBOLD TRUSTEE'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1923, AS DOCUMENT 8135277, IN COOK COUNTY, ILLINOIS.

ALL OF LOT 6 AND THE WEST 11 FEET OF LOT 5 IN GUSTAF YOUNGBERG'S SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SIX ACRES WEST OF AND ADJOINING THE EAST 29 ACRES OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0728503008, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-26 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0728503008.

Address: 2555 W. Fitch Avenue, Unit 110, Chicago, IL 60645

PINS: 10-36-206-042-1034

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EXHIBIT B

EXCEPTIONS AND CONDITIONS

1. State, county and municipal zoning and building laws and ordinances which affect the Property;
2. The recorded declaration and bylaws of the Association, covenants, conditions, and restrictions of record set forth in the Association recorded documents;
3. Public and utility easements; existing unrecorded non-residential leases and tenancies as more particularly described on the Rent Roll (the "Leases"), if any;
4. Visible private and public roads and easements therefore;
5. Building setback lines and use or occupancy restrictions;
6. Acts done by or suffered through Buyer;
7. All special governmental taxes or assessments, confirmed and unconfirmed and general real estate taxes not yet due and payable at the time of Closing.
8. Property sold "AS-IS" without representation or warranty as to condition of the property except as set forth in Section R-1 of the Rider.