

# UNOFFICIAL COPY

## THIS INSTRUMENT

### PREPARED BY:

Michael J. Levick, Esq.  
Levick Legal Group, LLC  
350 West Hubbard Street, Suite 620  
Chicago, Illinois 60654

## AFTER RECORDING

### RETURN TO:

Clark Hill PLC  
130 E. Randolph St., Suite 3900  
Chicago, Illinois 60601  
Attn: Chad M. Poznarsky, Esq.



Doc# 1726939126 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2017 03:45 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this <sup>15<sup>th</sup></sup>~~16~~ day of September, 2017, is given by MH 1523, LLC, created and existing under and by virtue of the laws of the State of Illinois, having a business address of 350 West Hubbard Street, Suite 620, Chicago, Illinois 60654 ("Grantor"), to 1523 W. CHICAGO OWNER, LLC, an Illinois limited liability company, having a business address of 1517 North Park Avenue, Unit 2, Chicago, Illinois 60610 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the manager and/or members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to Grantee's successors and assigns, FOREVER, the real estate situated in Cook County, Illinois, legally described on Exhibit "A" attached hereto (the "Property"), together with Grantor's rights, titles and interests in all improvements, structures and fixtures located thereon, if any, and all rights, titles, and interests of Grantor appurtenant thereto, subject only to those items, matters and things described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

1782240 1/3  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453


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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

**GRANTOR:**

MH 1523, LLC,  
an Illinois limited liability company

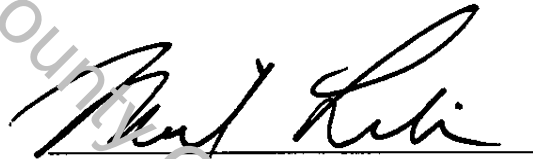
By:   
Name: Jeffrey Malk  
Its: Manager

STATE OF ILLINOIS §  
  §  
COUNTY OF COOK §

On September 15, 2017, before me, Michael Levick a Notary Public, personally appeared Jeffrey Malk, personally known to be to the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.






Notary Public in and for the State of Illinois  
County of Cook

My Commission Expires: 9-5-20

MICHAEL LEVICK  
Printed Name of Notary



**Send Tax Bills to:**

1523 W. Chicago Owner, LLC  
1517 North Park Avenue, Unit 2  
Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX		25-Sep-2017
	CHICAGO:	25,875.00
	CTA:	10,350.00
	<b>TOTAL:</b>	<b>36,225.00 *</b>

17-08-100-010-0000 | 20170901619566 | 0-172-496-832

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

REAL ESTATE TRANSFER TAX		25-Sep-2017
 	COUNTY:	1,725.00
	ILLINOIS:	3,450.00
	<b>TOTAL:</b>	<b>5,175.00</b>

17-08-100-010-0000 | 20170901619566 | 0-165-313-472

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## EXHIBIT "A"

### Legal Description of the Property

LOTS 1 AND 2 IN BLOCK 3 IN BICKERDIKE'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-08-100-010-0000

Common Address: 1523-~~X~~ W. Chicago Avenue, Chicago, Illinois 60642

**COOK COUNTY**  
**RECORDER OF DEEDS**

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Property of Cook County Clerk's Office

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## EXHIBIT "B"

### Exceptions to Warranty of Title:

1. Real estate taxes and special assessments for the year 2017, and subsequent years.
2. Rights of tenants in possession under existing apartment leases.
3. Adverse encroachment of wood porch and stairs located mainly on the property westerly and adjoining onto the subject Property by approximately 1.02 feet as shown on the Survey prepared by Geodetic Survey, Ltd. dated November 10, 2016 and last revised \_\_\_\_\_ as Order No. 16-398.
4. Adverse encroachment of the one story brick building located mainly on the Property westerly and adjoining onto the subject Property by approximately 0.24 and 0.13 feet, as shown on the Survey prepared by Geodetic Survey, Ltd. dated November 10, 2016 and last revised \_\_\_\_\_ as Order No. 16-398.
5. Adverse encroachment of overhang gutter located mainly on the west Property line and adjoining onto the subject Property by approximately 0.68 feet as shown on the Survey prepared by Geodetic Survey, Ltd. dated November 10, 2016 and last revised \_\_\_\_\_ as Order No. 16-398.
6. Encroachment of the 4 story building located on the subject Property onto the public right of way: north by 0.22 feet, 0.37 feet & 0.42 feet east 0.71 feet, 0.75 feet, 0.15 feet and 0.16 feet as shown on the Survey prepared by Geodetic Survey, Ltd. dated November 10, 2016 and last revised \_\_\_\_\_ as Order No. 16-398.
7. Encroachment of concrete base located at the north and east line of the subject Property onto the public right of way: north by 0.12 feet, east by 0.55 feet as shown on the Survey prepared by Geodetic Survey, Ltd. dated November 10, 2016 and last revised \_\_\_\_\_ as Order No. 16-398.
8. Encroachment of stone steps located at the north line of the subject Property onto the public right of way by 0.47 feet and 0.51 feet as shown on the Survey prepared by Geodetic Survey, Ltd. dated November 10, 2016 and last revised \_\_\_\_\_ as Order No. 16-398.
9. Encroachment of concrete step located at the east line of the subject Property at the southeast building corner onto the public right of way by 1.26 feet as shown on the Survey prepared by Geodetic Survey, Ltd. dated November 10, 2016 and last revised \_\_\_\_\_ as Order No. 16-398.
10. Proceedings pending in the Circuit Court of Cook County, Illinois, Case No. 12CH-03950 on a complaint to foreclose Mortgage Document Number 0930741090, and Lis Pendens Notices recorded as Document Numbers 1203416103 and 1709433181.

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11. The Property lies within the boundaries of Special Service Area 29-2014.
12. Terms, provisions and conditions of Ordinance #95106 establishing Chicago II Enterprise Zone.

End of Exhibit B

Property of Cook County Clerk's Office

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RECORDER OF DEEDS**

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