

# UNOFFICIAL COPY



Doc# 1734829874 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 03:24 PM PG: 1 OF 6

P77-43951 143

**THIS INSTRUMENT WAS PREPARED BY:**

Rasha E. Gad  
Brown, Udell, Pomerantz & Delrahim, Ltd.  
225 W. Illinois Street, Suite 300  
Chicago, IL 60654

**AFTER RECORDING RETURN TO:**

Joseph V. Baldwin  
Eric Feldman & Associates, P.C.  
123 W. Madison St. Ste 1650  
Chicago, IL 60601

[This space reserved for recording data.]

## SPECIAL WARRANTY DEED

**Eclipse Real Estate, LLC** an Illinois limited liability company (the "**Grantor**"), whose address is 6157 N. McClellan Ave., Chicago, IL, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by **JACS 3052, LLC**, an Illinois limited liability company, (the "**Grantee**"), whose address is 3847 N. Lincoln Avenue, Chicago, IL, the receipt and sufficiency such consideration is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, AND CONVEY to the Grantee, its successors and assigns, in fee simple, that certain real property, being more particularly described on **Exhibit A** attached hereto and made a part hereof, together with all appurtenances thereto and all improvements situated thereon, (collectively the "**Property**"); subject however, to those matters described in **Exhibit B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever.

Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

*(Signature Page to Follow)*

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above. *December 12, 2017.*

**ECLIPSE REAL ESTATE LLC**  
an Illinois limited liability company

By: *[Signature]*  
Name: Lou May Richardson  
Title: Manager

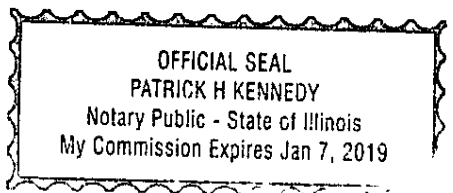
Mail Subsequent Tax Bills to:

JACS 3052, LLC  
3847 N. Lincoln Avenue, *2nd Floor*  
Chicago, IL 60613

STATE OF ILLINOIS                    )  
  )  
COUNTY OF DUPAGE                )        ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Lou May Richardson, who is the Manager of Eclipse Real Estate LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged she signed and delivered said instrument as her free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 12<sup>th</sup> day of December, 2017.



*[Signature]*  
Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 6 IN SUBDIVISION OF BLOCK 13 IN SUBDIVISION OF WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3052 N. Lincoln Ave., Chicago, Illinois

Parcel ID(s): 14-29-113-021-0000

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. TAXES FOR 2017 ARE NOT YET DUE, PAYABLE OR DELINQUENT.
2. EXISTING UNRECORDED LEASES, OTHER THAN THOSE SHOWN HEREIN, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, WHICH LEASES DO NOT CONTAIN AN OPTION TO PURCHASE OR RIGHT OF FIRST REFUSAL TO PURCHASE.
3. THE LAND LIES WITHIN THE BOUNDARIES OF THE CITY OF CHICAGO'S SPECIAL SERVICE AREA NUMBER 27 AND IS SUBJECT TO ADDITIONAL TAXES.
4. MATTERS AS REFERENCED ON THE PLAT OF SURVEY MADE BY STUDNICKA AND ASSOCIATES, LTD DATED DECEMBER 8, 2017, ORDER NUMBER 17-11-211:
  - a. ENCROACHMENT OF BUILDING BY 0.03 FEET ON THE SOUTHEASTERLY SIDE OF THE LAND.
  - b. ENCROACHMENT OF BAY WINDOW BY 2.07 FEET NORTHEASTERLY TOWARD THE EAST SIDE OF THE BUILDING AND 1.95 FEET NORTHEASTERLY, TOWARD THE WEST SIDE OF THE BUILDING.
  - c. ENCROACHMENT OF BUILDING BY 0.06 FEET SOUTHWESTERLY.

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**REAL ESTATE TRANSFER TAX** 13-Dec-2017

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|                |             |  |
|----------------|-------------|--|
| <b>CHICAGO</b> | 8,625.00    |  |
| <b>CTA:</b>    | 3,450.00    |  |
| <b>TOTAL:</b>  | 12,075.00 * |  |



14-29-113-021-0000 | 20171201666095 | 0-150-935-584

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

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**REAL ESTATE TRANSFER TAX**

13-Dec-2017



COUNTY:  
ILLINOIS:  
TOTAL:

575.00  
1,150.00  
1,725.00

14-29-113-021-0000

20171201666095 | 1-761-548-320