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**This Instrument Prepared by:**  
Lauren B. Wright  
Deutsch, Levy & Engel, Chtd.  
225 W. Washington Street,  
Suite 1700  
Chicago, Illinois 60606

**After Recording Return to:**  
Roy L. Bernstein  
Saul Ewing Arnstein & Lehr  
LLP  
161 North Clark St., Suite 4200  
Chicago, Illinois 60601



\*18002190340\*

Doc# 1800219034 Fee \$46.00

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

KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2018 01:51 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27<sup>th</sup> day of December 2017, by **4070 KENMORE CORPORATION**, an Illinois corporation, having an address at 900 W. Montrose Ave, Chicago, Illinois 60613 ("Grantor") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to **4070 N KENMORE, LLC**, an Illinois limited liability company, having an address at 1218 W. Wilson Ave., Chicago, Illinois 60640 and **LANDMARK PROPERTIES, L.P.**, an Illinois limited partnership, having an address at 8140 River Drive, Morton Grove, Illinois 60053, as Tenants in Common ("Grantee"), forever the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof)

Common Street Address: 4070 N. Kenmore Ave.  
Chicago, Illinois 60613  
PIN(s): 14-17-401-033-0000

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way 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 above described premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, and to its successor and assigns in fee simple forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized real estate in fee simple; and that it has good right

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and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, by, and through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.



IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first written above.


**4070 KENMORE CORPORATION,**  
an Illinois corporation

By: *[Signature]*

Its: *President*

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Dec-2017
	COUNTY:	1,812.50
	ILLINOIS:	3,625.00
	TOTAL:	5,437.50
14-17-401-033-0000   20171201670229   0-648-496-160		

REAL ESTATE TRANSFER TAX		29-Dec-2017
	CHICAGO:	27,187.50
	CTA:	10,875.00
	TOTAL:	38,062.50 *
14-17-401-033-0000   20171201670229   1-524-938-784		
* Total does not include any applicable penalty or interest due.		

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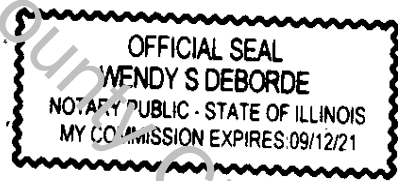
STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        ss:

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Howard Slater, personally known to me to be the President of 4070 Kenmore Corporation, an Illinois corporation, is 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 as such President, he signed and delivered the said instrument pursuant to authority, as his free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28<sup>th</sup> day of December, 2017.

Wendy S. Deborde  
 \_\_\_\_\_  
 Notary Public

My Commission expires: 09/12/21



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 29 (EXCEPT THE WEST 25 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 6 IN BUENA PARK A PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17 AND THE WEST 205 FEET OF LOTS 18 AND 21 IN IGLEHART'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property  
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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies; general real estate taxes not yet due and payable; and easement in favor of Comcast of Chicago, Inc., and its respective successor and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 0622026274.

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