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THIS INSTRUMENT PREPARED BY:

Jennifer Barton, Esq.
Robbins, Salomon & Patt, Ltd.
180 N. LaSalle Street, Suite 3300
Chicago, Illinois 60601

PROPERTY ADDRESS:

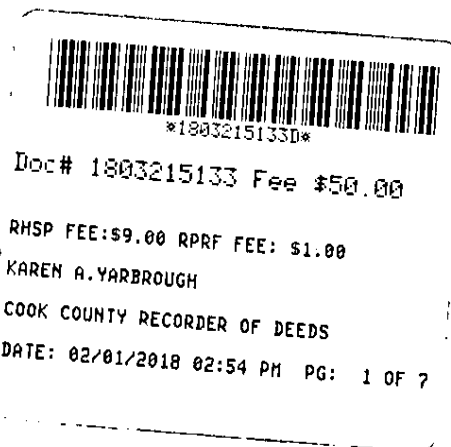
7038 South Chappel Avenue
Chicago, Illinois 60649

PARCEL ID NUMBER(S):

20-24-421-018-0000

AFTER RECORDING RETURN TO:

J. Ryan Potts, Esq.
Brotschul Potts LLC
30 North LaSalle Street, Suite 1402
Chicago, Illinois 60602



PT17-44241 18/14

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 31st day of January, 2018 between **AG FUND LLC, an Illinois limited liability company**, having an address at 239 E. 51st Street, Chicago, Illinois 60615, as Grantor, and **7038 CPI, LLC, an Illinois limited liability company**, having an address at 135 East 57th Street, 14th Floor, New York, NY 10022, as Grantee.

For and in consideration of the sum of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real estate, situated in the County of COOK, in the State of ILLINOIS, known and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, 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 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 Grantee, its successors and assigns forever.

Grantor, for itself and its successors and assigns, hereby covenants with Grantee, its successors and assigns, that Grantor is the true and lawful owner of the real estate described herein and is well seized of the same in fee simple, and it has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances

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whatsoever except as set forth on Exhibit "B"; and further, that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but not otherwise.

PLEASE MAIL TAX BILLS TO:

7038 CP1, LLC

175, E. 5th Street

14th Floor

New York, NY 10022

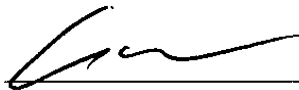
[Signature and Notary Page to Follow]

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IN WITNESS WHEREOF, Grantor has hereunto executed this Deed as of the day and year first above written.

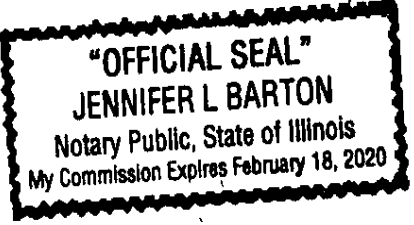
**AG FUND LLC,
an Illinois limited liability company**


By: 
Name: Eric W. Green
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ERIC W. GREEN, personally known to me to be the Manager of AG FUND LLC, an Illinois limited liability company, and 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 and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of January, 2018.




NOTARY PUBLIC

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EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOT 15, ALL OF LOT 16 AND THE SOUTH 35 FEET OF LOT 17 IN BLOCK 1 IN COMMISSIONERS PARTITION BEING A SUBDIVISION OF SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7038 South Chappel Avenue, Chicago, Illinois 60649

Parcel ID(s): 20-24-421-018-0000

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EXHIBIT "B"

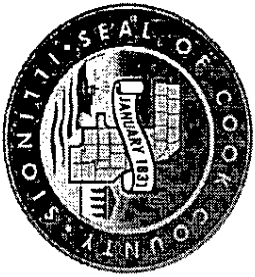
PERMITTED EXCEPTIONS

1. General real estate taxes for the years 2017, 2018 and thereafter which are not yet due, payable or delinquent.
2. Existing unrecorded residential leases, 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. Encroachment of the Iron Fence located mainly on the land onto the public way east and adjoining by approximately 0.65 feet, as shown on plat of survey number 12005-13972 prepared by United Survey Service, LLC dated December 16, 2014.
4. Encroachment of the building located mainly on the land onto the property north and adjoining by approximately 0.10 feet as shown on survey number 12005-13972 prepared by United Survey Service, LLC dated December 10, 2014.
5. Right of public and quasi-public utilities in the land as evidenced by electric conduit power drop and electric meter on south line of the land shown on aforesaid survey.

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REAL ESTATE TRANSFER TAX

01-Feb-2018



COUNTY:	1,200.00
ILLINOIS:	2,400.00
TOTAL:	3,600.00

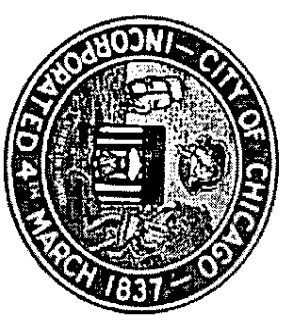
20-24-421-018-0000 | 20180101689495 | 1-154-153-504

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REAL ESTATE TRANSFER TAX

01-Feb-2018



CHICAGO:	18,000.00
CTA:	7,200.00
TOTAL:	25,200.00 *

20-24-421-018-0000 | 20180101689495 | 1-771-178-528

Total does not include any applicable penalty or interest due.

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