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Doc#: 1806108046 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2018 09:12 AM Pg: 1 of 4

SPECIAL WARRANTY DEED Statutory (Illinois)

PREPARED BY:

Cory M. Rutz, Esq.
Otten Johnson Robinson Neff + Ragonetti
P.C.
950 17th Street, Suite 1600
Denver, Colorado 80202

WHEN RECORDED RETURN TO:

D'Agostine Levine, Parra & Netburn, PC
268 Main Street
Acton, MA 01725
Attention: Louis Levine, Esq.

Dec ID 20180301609665
ST/CO Stamp 1-063-842-848 ST Tax \$6,586.00 CO Tax \$3,293.00
City Stamp 0-520-886-816 City Tax: \$69,153.00

NAME & ADDRESS OF TAXPAYER:

4051 North Lincoln, LLC,
115 Castlemere Place
North Andover, MA 01845

RECORDER'S STAMP

17019732NC 2 of 6 CATTAN

THE GRANTOR, SCP 2006-C23-032 LLC, a Delaware limited liability company, whose address is c/o Broe Real Estate Group, 252 Clayton Street, Denver, Colorado 80205, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, conveys and special warrants to 4051 NORTH LINCOLN, LLC, an Illinois limited liability company, whose address is 115 Castlemere Place, North Andover, MA 01845, the real estate situated in the County of Cook, in the State of Illinois, that is legally described on Schedule 1 attached hereto and made a part hereof, together with all its appurtenances, and warrants title to the same against all persons claiming under Grantor but not otherwise, subject to the matters set forth on Schedule 2 attached hereto and made a part hereof.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s) 14-18-328-001

Property Address: 4051 N. Lincoln Avenue, Chicago, Illinois

DATED this 29 day of JANUARY, 2018.

SCP 2006-C23-032 LLC,
a Delaware limited liability company

Date: 29 JANUARY 2018

By: [Signature]
Name: RONALD J CORCENTINO
Title: AUTHORIZED AGENT

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 29 day of JANUARY, 2018, by RONALD J. CORSENTINO, as AUTHORIZED AGENT of SCP 2006-C23-032 LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 8/23/2021

AMELIA LEWIS
Notary Public
State of Colorado
Notary ID # 20174035585
My Commission Expires 08-23-2021

Amelia Lewis
Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4, REAL ESTATE TRANSFER ACT

DATE: _____

Buyer, Seller or Representative

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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**Schedule 1
To
Deed**

LEGAL DESCRIPTION

That part of Block 12 in William B. Ogden's Subdivision of the Southwest quarter of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the Westerly line of Robey Street (also known as Damen Avenue) with the South line of Belle Plaine Avenue; thence South 225 feet along the West line of said Robey Street (also known as Damen Avenue); thence West on a line perpendicular to the Westerly line of Robey Street and parallel to said Belle Plaine Avenue to the East line of Lincoln Avenue; thence North along the East line of Lincoln Avenue to the South line of Belle Plaine Avenue; thence East on said South line of Belle Plaine Avenue to the point of beginning, being the North 225 feet of said Block measured along the Westerly line of Robey Street from a point in its intersection with the South line of Belle Plaine Avenue, all in Cook County, Illinois.

APN: 14-18-328-001

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Schedule 2 To Deed

PERMITTED EXCEPTIONS

1. Taxes for the year 2017 and subsequent years, a lien not yet due or payable.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as recording no. 1436433018, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled Amended and Restated Memorandum of Lease, SCP 2006-C23-032 LLC, landlord, Highland Park CVS, LLC, an Illinois limited liability company, tenant, recorded on March 28, 2007 as Document No. 0708541137.

And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.
4. Party wall rights of the owners of the property south and adjoining the land, as established by agreement dated February 10, 1925 as disclosed by affidavit recorded/filed April 24, 1967 as document no. 20117976 and the terms, covenants, and provisions contained therein.
5. Encroachment of the brick building located on the property south and adjoining over and onto the Land by approximately 0.04 feet as shown on the survey dated January 10, 2018, created by Gremley & Biedermann as Order No. 2017-24800-001.
6. Encroachment of the electric lights located on the property south and adjoining over and onto the Land by an undisclosed amount as shown on the survey dated January 10, 2018, created by Gremley & Biedermann as Order No. 2017-24800-001.
7. Encroachment of the brick & block building located on the Land over and onto the property east and adjoining by varying distances of approximately 0.22 and 0.30 feet as shown on the survey dated January 10, 2018, created by Gremley & Biedermann as Order No. 2017-24800-001.
8. Encroachment of the canopies and electric lights located on the Land over and onto the properties west and adjoining and east and adjoining by distances shown on the survey dated January 10, 2018, created by Gremley & Biedermann as Order No. 2017-24800-001.
9. Encroachment of the iron fence and electric lights located on the Land over and onto the property north and adjoining by distances shown on the survey dated January 10, 2018, created by Gremley & Biedermann as Order No. 2017-24800-001.