

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

PREPARED BY:

Lawrence M. Benjamin
Neal • Gerber • Eisenberg LLP
2 N. LaSalle • Suite 2000
Chicago, Illinois 60602

AFTER RECORDING RETURN TO:

Lawrence M. Benjamin
Neal • Gerber • Eisenberg LLP
2 N. LaSalle • Suite 2000
Chicago, Illinois 60602



Doc# 1811434040 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2018 11:18 AM PG: 1 OF 7

(The Above Space for Recorders Use Only)

THIS SPECIAL WARRANTY DEED ("Deed") is made as of this 7th day of March 2018, by and between Dianna W. Bolen ("Grantor"), whose address is 4350 N. Hermitage, Chicago, Illinois, and SC-I Venture, Inc., a Nevada corporation ("Grantee"), whose legal address is c/o Creative Designs Builders Company, 4355 North Ravenswood Avenue, Chicago IL 60613-1151:

WITNESSETH, that Grantor, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all of its right, title and interest, if any, in the real property, together with improvements, if any, situate, lying and being in the City of Chicago, Illinois, County of Cook and State of Illinois, described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or rights to use easements relating to the Property, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances (collectively, the "Property").

REAL ESTATE TRANSFER TAX 24-Apr-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-18-403-021-0000 | 20180401633977 | 1-508-951-328

REAL ESTATE TRANSFER TAX

24-Apr-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

14-18-403-021-0000 | 20180401633977 | 1-079-601-440

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

JA

UNOFFICIAL COPY

TO HAVE AND TO HOLD the Property, in fee simple, unto the Grantee and its successors and assigns forever subject only to those exceptions listed on Exhibit B, attached hereto and incorporated herein by this reference (collectively, the “Permitted Exceptions”).

Grantor, for itself, and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject only to the Permitted Exceptions.

[Remainder of page intentionally left blank; Signature page follows]

UNOFFICIAL COPY

DATED this 7^{March}th day of ~~February~~, 2018

By: Dianna W. Bolen

Name: Dianna W. Bolen

Title: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Dianna W. Bolen (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the GRANTOR, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 7^{March}th day of ~~February~~, 2018.

Michael Mazek
Notary Public

MY COMMISSION EXPIRES:

6/18/18



THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Agent

3/7/18
Date

UNOFFICIAL COPY

Mail to:

Lawrence M. Benjamin
Neal ▪ Gerber ▪ Eisenberg LLP
2 N. LaSalle ▪ Suite 2000
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

SC-1 Venture, Inc.
(Name)

4355 N. Hermitage, Chicago, IL
(Address)

Chicago, IL 60613
(City, State and Zip)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
TO SPECIAL WARRANTY DEED
Legal Description of Property

The North 3 ³/₄ feet of Lot 2 in Block 24 In Ravenswood, Being A
Subdivision In Sections 17 And 18, Township 40 North, RANGE 14, East
Of The Third Principal Meridian, In Cook County, Illinois.

4356 N. HERMITAGE, CHICAGO, IL

14-18-403-021-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B TO SPECIAL WARRANTY DEED Permitted Exceptions

1. Real Estate and special assessments taxes not yet due and payable.
2. All covenants, exceptions, easements, restrictions of record, exception or matter not created or caused by Grantor or anyone claiming by, through or under Grantor.
3. Encroachment of the building located mainly on the land, over and onto the public alley East and adjoining by as much as 0.10 of a foot, over and onto the public way West and adjoining by as much as 0.92 of a foot and over and onto the public way North and adjoining by as much as 0.46 of a foot as disclosed by survey dated May 31, 1989, certified June 5, 1989, by Gremley & Biedermann, Inc., number 891472 and as disclosed by survey dated July 11, 2000 by Gremley & Biedermann, Inc., number 1001201.
4. Encroachment of a concrete walk from property South and adjoining, over and onto Parcel 2 by as much as 1.37 feet, as disclosed by survey dated May 31, 1989, certified June 5, 1989, number 891472 and as disclosed by survey dated July 11, 2000 by Gremley & Biedermann, Inc. number 1001201.
5. Terms, provisions, conditions, and limitations of the Ravenswood Model Industrial Corridor External Building Improvement Program Grant Agreement dated May 24, 1996 and recorded April 22, 1997 as document 97279010.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

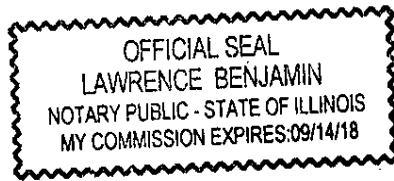
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 23, 2018

Signature: _____
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 23rd day of April, 2018.

Lawrence Benjamin
Notary Public



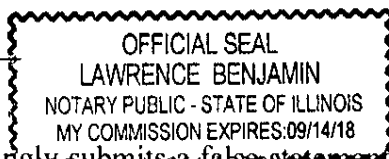
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 23, 2018

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 23rd day of April, 2018.

Lawrence Benjamin
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.