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1821845049D

**THIS INSTRUMENT
WAS PREPARED BY:**

Peter C. Quigley, Esq.
53 W. Jackson; Suite 601
Chicago, Illinois 60604

Doc# 1821845049 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 12:33 PM PG: 1 OF 5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 25th day of July, 2018, by **DISTRICT 17 LLC**, an Illinois limited liability company ("Grantor"), having an address of c/o BCG Enterprises LLC, 1538 West Adams Street, Chicago, Illinois 60607, to Community Life Ventures LLC, a New York limited liability company ("Grantee"), having an address of PO Box 15H, Scarsdale, New York, 10583.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged by Grantor, and pursuant to authority of the Board of Directors of Grantor, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, the property situated in the County of Cook and State of Illinois described as follows together with all buildings, structures, improvements, and fixtures, erected, installed, or located in, on or at the property, described as follows (the "Property"):

Legal Description attached hereto as Exhibit A

Property Address: 1719-1723 Howard Street, Evanston, Illinois, 60602

Permanent Index No.: ~~10-25-220-146-0000~~ and 10-25-220-160-0000

~~1025-220-146-0000~~

The Property is being conveyed in fee simple subject to those title exceptions and other matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions")

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 Property with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Property, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its successors and assigns, that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and during the period that Grantor has owned title to the Property, it has not done, or suffered to be done, anything whereby the said Property

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REAL ESTATE TRANSFER TAX

06-Aug-2018



COUNTY:	2,680.00
ILLINOIS:	5,360.00
TOTAL:	8,040.00

10-25-220-146-0000 | 20180701634515 | 0-597-790-496

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hereby granted is, or may be, in any manner numbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said Property, against all persons lawfully claiming by, through or under the Grantor, subject only to the Permitted Title Exceptions.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

DISTRICT17 LLC, an Illinois limited liability company

By: BCG Enterprises, LLC, an Illinois limited company
Its: Manager



By: David L. Chase
Title: Manager

MAIL TAX BILLS TO:

Community Life Ventures LLC
PO Box 15H
Scarsdale, New York 10583
Attn: Marlene Calman

RETURN AFTER RECORDING TO:

Joshua Stein PLLC
501 Madison Avenue, Suite 402
New York, New York 10022
Attn : Alexa Klein, Esq.
File # : 202-04

030079

CITY OF EVANSTON
Real Estate Transfer Tax

PAID JUL 23 2018 AMOUNT \$ 26,800.00
Agent MB

Property of Cook County Clerk's Office

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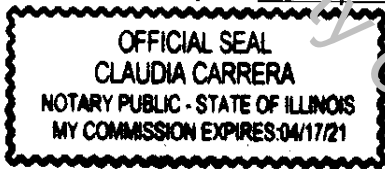
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Claudia Carrera, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that on this day personally appeared before me David L. Chase, personally known to me to be the Manager of BCG Enterprises LLC, an Illinois limited liability company, the Manager of District 17, LLC, an Illinois limited liability company and acknowledged that he signed and delivered said instrument as his free and voluntary act as manager of BCG Enterprises LLC that the said instrument was signed and delivered in the name and on behalf of said District 17 LLC.

GIVEN under my hand and official seal this 25th day of July, 2018.

Claudia Carrera
Notary Public

Commission Expires 4/17/21 {SEAL}



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 29 (EXCEPT THE EAST 5 FEET THEREOF) AND LOT 30 (EXCEPT THE WEST 5 FEET THEREOF) IN TENNES' SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE WEST 11.976 CHAINS OF THE SOUTH 8.35 CHAINS OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO A STRIP OF LAND LYING NORTH OF THE NORTH LINE OF THE ABOVE DESCRIBED TRACT AND SOUTH OF THE SOUTH LINE OF FIRST ADDITION TO ARTHUR DUNAS HOWARD AVENUE SUBDIVISION AS LAID OUT AND OCCUPIED; ALSO A STRIP OF LAND LYING EAST OF THE EAST LINE OF WEST 11.976 CHAINS AND SOUTH OF THE SOUTH LINE OF FIRST ADDITION TO ARTHUR DUNAS HOWARD AVENUE SUBDIVISION AND WEST OF THE WEST LINE OF ENGEL'S ADDITION TO EVANSTON AS LAID OUT AND OCCUPIED; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 5 FEET OF LOT 30, ALL OF LOT 31, ALL OF LOT 32, THE EAST 15 FEET OF LOT 33 IN TENNES' SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE WEST 11.976 CHAINS OF THE SOUTH 8.35 CHAINS OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A STRIP OF LAND LYING NORTH OF THE NORTH LINE OF THE ABOVE DESCRIBED TRACT AND SOUTH OF THE SOUTH LINE OF FIRST ADDITION TO ARTHUR DUNAS HOWARD AVENUE SUBDIVISION AS LAID OUT AND OCCUPIED; ALSO A STRIP OF LAND LYING EAST OF THE EAST LINE OF WEST 11.976 CHAINS AND SOUTH OF THE SOUTH LINE OF FIRST ADDITION TO ARTHUR DUNAS HOWARD AVENUE SUBDIVISION AND WEST OF THE WEST LINE OF ENGEL'S ADDITION TO EVANSTON AS LAID OUT AND OCCUPIED, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Title Exceptions

1. Real estate taxes not yet due and payable, taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments and other public, private and utility easements.
2. Zoning and building laws or ordinances.
3. Easements, covenants, conditions, agreements, building lines, ordinances, and restrictions of record that do not materially and adversely affect the use of the Property as a residence.
4. Roads, alleys and highways.
5. Liens, encroachments and other matters as to which First American Title Insurance Company commits to ensure the Grantee against loss or damage.
6. Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.