## **UNOFFICIAL COPY**

\*1823945069D\*

Doc# 1823945069 Fee \$46.00

2HSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIBAUIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2018 04:18 PM PG: 1 OF 5

John F. Purtill
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road, Suite 250
Schaumburg, Illinois 60173-5431

THIS INSTRUMENT PREPARED BY:

AFTER RECORDING RETURN TO: J.L. Cherwin MELTZER, PURTILL & STELLE LLC 1515 East Woodfield Road, Suite 250 Schaumburg, Illinois 60173-5431

> 18001619WF NH 283

ABOVE SPACE FOR RECORDER'S USE ONLY

#### SPECIAL WARRANTY DEED

The Grantor, HCV/E HOLDINGS, LLC, a Delaware limited liability company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois naving its principal office at 1650 N. Elston Avenue, Chicago, Illinois 60642 for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to:

MARY C. HOWE, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE MARY C. HOWE REVOCABLE TRUST DATED MARCH 17, 2010, as amended, as to an undivided 57% interest, of the County of Cook and State of Illinois, and

HOWE HOLDINGS, LLC, a Delaware limited liability coragany, as to an undivided 43% interest, of the County of Cook and State of Illinois,

(collectively the "Grantee"), as TENANTS IN COMMON, the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "resperty"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

PINs: 14-32-315-006-0000; 14-32-315-007-0000; 14-32-315-016-0000; 14-32-315-021-0000

Address of Real Estate: 1650 N. Elston, Chicago, Illinois 60642

[Signature page follows]

{31795: 007: 02409208.DOCX :2 }

BW

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## UNOFFICIAL CO

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

#### **GRANTOR:**

HOWE HOLDINGS, LLC

a Delaware limited liability company

STATE OF ILLINOI

COUNTY OF LOS

I, the undersigned, a Notary Public in and for said County, in the aforesaid State, do hereby certify that Gary Liebovitz, the Manager of Howe Holdings, LLC, a Delaware limited liability company, 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, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this /v day of August 2018.

OFFICIAL SEAL DOUGLAS M BELOFSKY Notary Public - State of Illinois My Commission Expires Mar 12, 2019

Exempt under provisions of paragraph (E) Section 31-45, Property Tax Code

8-17-18

Date

Seller Representative Signature

SEND FUTURE TAX BILLS TO:

Fleet Portfolio, LLC

1330 W. Fulton Street, Suite 800

Chicago, Illinois 60607

{31795: 007: 02409208.DOCX: }

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### EXHIBIT A

#### LEGAL DESCRIPTION

PARCEL 1: LOTS 10, 11, 12 AND 13 IN BLOCK 1 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 14, 15, 16, 17, 18, 19, 20, 21 AND 22, AND THE NORTHWESTERLY 9.0 FEET OF LOT 23 IN BLOCK 1 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19 12 SHEFFIELD'S ADDITION TO CHICAGO, IN SECTIONS 31 AND 32, TOWNSHIP 40 N'ORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: THE NORTH WESTERLY 125 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTHEASTERLY 16 FEET OF LOT 23 AND LOTS 24, 25, 26, 27 AND 28 AS MEASURED ON THE NORTHEASTERLY LINE OF SAID LOTS IN BLOCK 1 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

		40	
REAL ESTATE TR	ANSFER TAX	23-Au	g-2 <sup>-</sup> 18
	<b>(S)</b>	COUNTY: ILLINOIS: TOTAL:	0.00 0.00 0.00
14-32-315-01		801652965   0-220-28 23-Aug-2018	2-656
	CHICAGO CTA TOTAL	: 0.00 : 0.00	
14-32-315-016-0	000   2018080165	2965   0-194-969-76	ō
14-52-515-010-0		penalty or interest due	

REAL ESTATE TRA	23-Aug-2018	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

<sup>14-32-315-016-0000 | 20180801652965 | 0-194-969-760</sup> \* Total does not include any applicable penalty or interest due.

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#### EXHIBIT B

### Permitted Exceptions

- 1. Encroachment of the brick building located on the Land onto the property Northeasterly and adjoining by as much as 0.69 feet and of a building overhang and overhead sign attached to the building on the land onto property Northeasterly and adjoining by as much as 0.48 feet as showe on a survey made by Edward J. Molloy & Associates dated April 2, 2018, last revised on August 8, 2018, Project No. 2482.
- 2. Encroact nent of the brick building located mainly on the property Northwesterly and adjoining of to the Land by approximately .06 feet, as shown on survey made by Edward J. Molloy & Associates dated April 2, 2018, last revised on August 8, 2018, Project No. 2482,.
- 3. Encroachment of the surb located on the land onto land southeast and adjoining by 0.25 feet as shown on a survey made by Edward J. Molloy & Associates dated April 2, 2018, last revised on August 8, 2018, Project No. 2482.
- 4. Rights of Best Friends Pet Care, inc, as tenant only without purchase rights or rights of first refusal as disclosed by a memorar dum of which was recorded December 9, 2004 as JUNIX CIGHT'S OFFICE Document No. 0434433154.
- 5. Real Estate Taxes not yet due and payable.

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### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated: August 17, 2018	Signature:
	Grantor or Agent
Subscribed and sworm to before me	
this 17 day of August, 2018	
Notary Public Henry worg well	"OFFICIAL SEAL"  SHERIN WONG-WEBER  Notary Public, State of Illinois My Commission Expires 7/2/2020
The grantee or his agent affirms and verifies that the assignment of beneficial interest in a land trust is or foreign corporation authorized to do business or a partnership authorized to do business or acquired a entity recognized as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired as a person and authorized to do business or acquired acqui	ther a natural person, an Illinois corporation equire and hold title to real estate in Illinois, and hold title to real estate in Illinois, or other
under the laws of the State of Illinois.	5011/M/01/1/
Dated: August 17, 2018	Signature:

this 11 day of August, 2018

Notary Public

"OFFICIAL SEAL"
SHERIN WONG-WEBER
Notary Public, State of Illinois

Grantor or Agent

Notary Public, State of Illinois My Commission Expires 7/2/2020