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Doc# 1823945069 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

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

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT PREPARED BY:

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

AFTER RECORDING RETURN TO:

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

18001049WF
NH 2A3

SPECIAL WARRANTY DEED

The Grantor, **HOWE 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 having 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 company, 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 "Property"), 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]

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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 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 3: THE NORTHWESTERLY 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

REAL ESTATE TRANSFER TAX		23-Aug-2018	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
14-32-315-016-0000		20180801652965 0-220-282-656	

REAL ESTATE TRANSFER TAX		23-Aug-2018	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
14-32-315-016-0000		20180801652965 0-194-969-760	

* 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 shown on a survey made by Edward J. Molloy & Associates dated April 2, 2018, last revised on August 8, 2018, Project No. 2482.
2. Encroachment of the brick building located mainly on the property Northwesterly and adjoining onto 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 curb 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 memorandum of which was recorded December 9, 2004 as Document No. 0434433154.
5. Real Estate Taxes not yet due and payable.

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STATEMENT BY GRANTOR AND GRANTEE

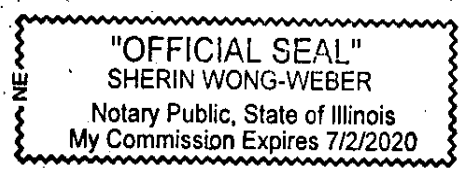
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
this 17 day of August, 2018

Notary Public [Handwritten Signature]



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 acquired 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: August 17, 2018

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
this 17 day of August, 2018

Notary Public [Handwritten Signature]

