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Doc#: 1917746069 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/26/2019 10:12 AM Pg: 1 of 4

THIS INSTRUMENT WAS
PREPARED BY:

Jim Brescoll
Bryan Cave Leighton Paisner LLP
161 North Clark Street
Suite 4300
Chicago, Illinois 60601

Dec ID 20190501686750
ST/CO Stamp 1-161-482-336
City Stamp 0-127-070-304

AFTER RECORDING,
RETURN TO:

Steven Titiner
Truemper, Titiner & Branch, Ltd.
1700 North Fransworth Avenue
Suite 11
Aurora, Illinois 60505

COH 19076069

REC'D

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 24TH day of JUNE, 2019, is given by **BARCORD, INC.**, an Illinois corporation, having an office at 7301 West 25th Street Riverside, Illinois 60546 ("Grantor") to **1648 KINZIE PROPERTIES, LLC**, an Illinois limited liability company, having an office at 1100 Jorie Blvd., Oak Brook, Illinois 60523 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said corporation, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described on Exhibit A attached hereto (the "**Property**"), subject only to those items, matters and things described on Exhibit B attached hereto (the "**Permitted Exceptions**")

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to the Permitted Exception.

[Signature page follows.]

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:

BARCORD, INC.,
an Illinois corporation

By: [Signature]
Name: JAMES MITCHELL
Title: PRESIDENT

Property of County Clerk's Office

STATE OF Illinois)
) SS
COUNTY OF DuPage)

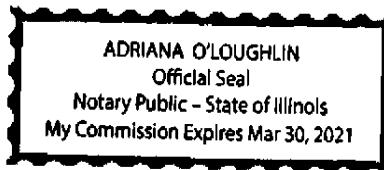
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT James Mitchell, personally known to me to be the President of Barcord, Inc., an Illinois corporation, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he / she signed, sealed and delivered the said instrument as his / her free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of May, 2019.

[Signature]
Notary Public

My Commission Expires:

March 30, 2021



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots 13, 23, 24, 25 and 26 and the West 15.0 feet of the South 45.0 feet of Lots 10 and 11, taken as a tract, in Block 4 in Cochran's Subdivision of Block 32 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 1642 West Kinzie Street, Chicago, Illinois 60622

PINs.: 17-07-240-033-0000 and 17-07-240-035-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the second installment of the year 2018 and subsequent years, not yet due and payable.
2. Agreed Order of Injunction and Judgment entered December 11, 2018 in Case No. 12M1402978 filed by the City of Chicago against Barcord, Inc., et al, recorded December 18, 2018 as Document Number 1835241027.
3. The following as shown on that certain plat of survey prepared by A. P. Surveying Company, PC dated May 12, 2019, number 19-7535-A:
 - A. Encroachment of the building located on lot 13 onto property north and adjoining at the northwest corner by 0.04 feet onto property east and adjoining by 0.07 to 0.14 feet and onto property south and adjoining by 0.18 feet.
 - B. Encroachment of the part of the building falling on Lot 23 onto property east and adjoining by 0.19 to 0.23 feet.
 - C. Encroachment of the open porch of said building onto the property east and adjoining by 0.11 feet.
 - D. Encroachment of the fence onto property east and adjoining by 0.23 to 0.40 feet.
 - E. Encroachment of the building on the land onto public property west and adjoining by an undisclosed amount.
 - F. Encroachment of the fence located mainly on the land south and adjoining lot 11, onto lot 11 by 2.42 feet.