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19 NW 71390588K

SPECIAL WARRANTY DEED

Doc#: 1927622058 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/03/2019 10:18 AM Pg: 1 of 4

Dec ID 20190901696659
ST/CO Stamp 0-981-739-104 ST Tax \$2,100.00 CO Tax \$1,050.00
City Stamp 1-584-834-144 City Tax: \$22,050.00

LEE STREET HOLDINGS LLC SERIES 7516-18, an Illinois limited liability company with a principal office located at 7601 N. Eastlake Terrace, Chicago, Illinois 60626, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other unto BECOVIC RESIDENTIAL LLC, SERIES 7516 EASTLAKE, an Illinois limited liability company, with a principal office located at 4520 N. Clarendon Ave., Chicago, Illinois 60640, the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 13 AND THE SOUTH 10 FEET OF LOT 14 IN THE SUBDIVISION OF LOTS 1 TO 4 OF BLOCK 5 IN BIRCHWOOD BEACH, A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real estate taxes not yet due and payable, the rights of tenants in possession under leases assigned to and assumed by purchaser and the Schedule B, Part II Exceptions to the final Title Commitment issued by Chicago Title for the above described property on the date of this deed and listed on Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 11-29-303-011-0000
Address of Real Estate: 7516-18 N. Eastlake Terrace
Chicago, IL 60626

TO HAVE AND TO HOLD said premises forever. This transaction does not involve homestead property.

IN WITNESS WHEREOF, the said Grantor has caused its name to be signed to these presents this 26th day of September, 2019.

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LEE STREET HOLDINGS LLC SERIES 7516-18


By: LEE STREET MANAGEMENT, LLC,
Sole Manager

By: 
Victoria, Kathrein, Sole Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Richard A. Greenswag, a notary public in and for said County, in the State aforesaid, DO CERTIFY THAT, VICTORIA KATHREIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be the sole manager of LEE STREET MANAGEMENT, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of September, 2019.



Notary Public



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EXHIBIT A

1. Encroachment of the 4 story brick apartment building located mainly on the property lying South and adjoining onto the land by approximately 0.11 to 0.14 as depicted on survey prepared by Gremley & Biedermann, Order No. 2019-27052-004, dated August 29, 2019.

Property of Cook County Clerk's Office

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My commission expires:

This instrument was prepared by:

Marcia A. Franklin, Esq.
Greenswag & Associates, P.C.
181 Waukegan Road, Suite 205
Northfield, IL 60093

MAIL TO:

J. Cory Faulkner
Ashen/Faulkner
217 N. Jefferson St., Ste 601
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Becovic Management Group, Inc.
4520 N. Clarendon Ave.
Chicago, IL 60640