

UNOFFICIAL COPY

Doc#: 2008046441 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/20/2020 12:06 PM Pg: 1 of 4

Dec ID 20200301643538
ST/CO Stamp 1-938-858-208 ST Tax \$2,515.00 CO Tax \$1,257.50
City Stamp 1-280-073-952 City Tax: \$26,407.50

After recording mail to:

Brotschul Potts LLC

30 N. LaSalle St., Suite 1402

Chicago, Illinois 60602

Attention: James P. Healy, Jr.

196SA 903005 LP
100 3G
LAD


This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

The "Grantor", **Monroe Associates LLC**, an Illinois limited liability company, as successor by conversion to Monroe Associates, an Illinois limited partnership of the County of Cook and State of Illinois, for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to **1057 W Belden LLC**, an Illinois limited liability company having an address at 2156 N. Halsted St., Chicago, IL 60614 ("Grantee"), the real property situated in the County of Cook in the State of Illinois described on Exhibit A attached hereto and incorporated herein by reference, subject to the permitted exceptions described on Exhibit B attached hereto.



TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, estates, interests, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX	19-Mar-2020
 CHICAGO:	18,862.50
CTA:	7,545.00
TOTAL:	26,407.50

14-32-207-001-0000 | 20200301643538 | 1-280-073-952

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	19-Mar-2020
  COUNTY:	1,257.50
ILLINOIS:	2,515.00
TOTAL:	3,772.50

14-32-207-001-0000 | 20200301643538 | 1-938-858-208

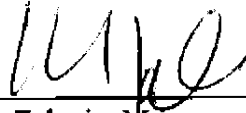
CT++

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 16th day of March, 2020.

GRANTOR:

Monroe Associates LLC, an Illinois limited liability company

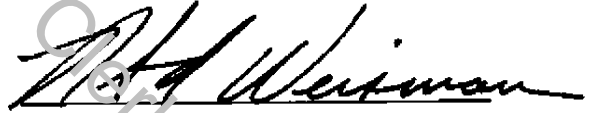


By: Milton Zale, its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

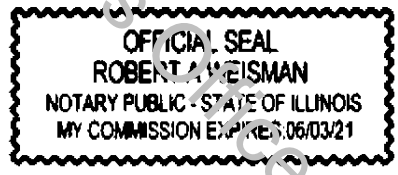
I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Milton Zale, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of March, 2020



Notary Public

My Commission Expires: 6/3/21



This instrument was prepared by:

Robert A. Weisman, Ltd.
33 N. LaSalle Street, Suite 3200
Chicago, IL 60602

Send Subsequent Tax Bills to:

1057 W Belden LLC
c/o Glascott & Associates
2156 N. Halsted Street
Chicago, Illinois 60614

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Exhibit "A"
to
Special Warranty Deed

Legal Description

LOTS 10 AND 11 IN SUB-BLOCK 4 IN THE EAST 1/2 OF BLOCK 11 IN SHEFFIELD'S
ADDITION TO CHICAGO, IN SECTIONS 29, 31, 32 AND 33 TOWNSHIP 40 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Common Address: 1057 W. Belden, Chicago, Illinois 60614

PIN: 14-32-207-001-0000

Property of Cook County Clerk's Office

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Exhibit "B"
to
Special Warranty Deed

Permitted Exceptions

1. Real estate taxes not yet due or payable as of the time of closing
2. Existing unrecorded leases and all rights thereunder of the residential lessees and of any person or party claiming by, through or under such lessees.
3. Standard Laundry Room Lease Agreement dated May 21, 1985 with Best Coin, Inc.
4. Service Agreement Non-Hazardous and Non-Special Waste dated September 11, 2017 with Lakeshore Recycling Systems LLC
5. An encroachment of the frame porch situated on the real property into or onto the adjoining land on the West, as disclosed by survey dated March 5, 2020 by Morris Engineering, Inc as job no. 20-02-0261.
6. An encroachment of the two story brick and frame building situated on the real property into or onto the adjoining land on the East by approximately 0.40 feet to 0.50 feet, as disclosed by survey dated March 5, 2020 by Morris Engineering, Inc as job no. 20-02-0261.
7. An encroachment of the one story brick & frame building situated on the real property into or onto the adjoining land on the East by approximately 0.24 feet to 0.19 feet, as disclosed by survey dated March 5, 2020 by Morris Engineering, Inc as job no. 20-02-0261.