

# UNOFFICIAL COPY



Doc#: 1228950070 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/15/2012 12:40 PM Pg: 1 of 2

This document was prepared by:  
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Permanent Tax Index Number:  
20-35-103-033-0000

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Property Address:  
7946-7948 South Ellis Avenue  
Chicago, Illinois 60619


## SPECIAL WARRANTY DEED



11-12-2023

GRANTOR, PARKSTONE CHICAGO LLC, a Delaware limited liability company ("Grantor") for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS to Greenside Properties, LLC - Crooked Stick Series, 4050 N. Lincoln Avenue, Chicago, IL 60618 ("Grantee"), and COVENANTS and WARRANTS to defend title to Grantee only against claims arising by, through or under the Grantor, the following described Real Estate (the "Property") situated in the County of Cook in the State of Illinois, to wit:

LOT 19 (EXCEPT THE NORTH 5 FEET THEREOF) AND LOT 20 (EXCEPT THE SOUTH 5/16<sup>TH</sup> INCHES THEREOF) IN BLOCK 112 IN CORNELL IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON AUGUST 12, 1915 AS DOCUMENT NO. 5690444, IN COOK COUNTY, ILLINOIS.

Together with all of Grantor's right, title and interest in the rights of way, tenements, hereditaments, easements and interests, if any, in any way belonging or appertaining to the Property, and all of Grantor's right, title and interest in and to all adjoining streets, alleys, roads, parking areas, curbs, curb cuts, sidewalks, landscaping, sewers and public ways and rights and interests relating to the Property. SUBJECT TO: general real estate taxes not yet due or payable.

REAL ESTATE TRANSFER		10/10/2012
	CHICAGO:	\$375.00
	CTA:	\$150.00
	<b>TOTAL:</b>	<b>\$525.00</b>

REAL ESTATE TRANSFER		10/15/2012
	COOK	\$25.00
	ILLINOIS:	\$50.00
	<b>TOTAL:</b>	<b>\$75.00</b>

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# UNOFFICIAL COPY

In Witness Whereof, Grantor has executed this Special Warranty Deed to be effective as of the 26 day of September 2012.

**PARKSTONE CHICAGO LLC,**  
a Delaware limited liability company

By: **PARKSTONE CAPITAL PARTNERS, LLC**  
a Delaware limited liability company

By: **PARKSTONE CAPITAL II, LLC**  
a Delaware limited liability company  
Its: Managing Member

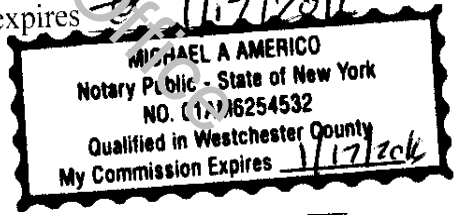
By: [Signature]  
Name: Jonathan Childs  
Title: Senior Managing Director

State of New York  
County of Westchester

The undersigned, a notary public in and for the above County and State, certifies that Jonathan Childs known to me to be the same person whose name is subscribed as Senior Managing Director of the Managing Member of the Managing Member of the Grantor to the foregoing, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Dated: 9/26/2012

[Signature]  
Notary Public  
My commission expires 9/17/2016



Upon recording return this instrument and send subsequent tax bills to:  
GreenSide Properties  
4050 N. Lincoln Ave.  
Chicago, IL 60618

Managing Member  
[Signature]  
MICHAEL ROBERTS  
205 W. WACKER DR., #515  
CHICAGO, IL 60606

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