

# UNOFFICIAL COPY

Doc#: 1725501109 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/12/2017 11:28 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Dec ID 20170901619420  
ST/CO Stamp 1-308-896-192 ST Tax \$322.50 CO Tax \$161.25  
City Stamp 0-530-195-392 City Tax: \$3,386.25

17550017076LP



THE GRANTOR, BERGER INVESTMENT GROUP LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to 4143 DREXEL LLC, an Illinois limited liability company ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

### SUBJECT TO THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS," "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

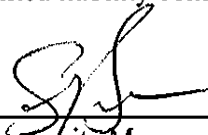
Permanent Real Estate Index Number: 20-11-327-010-0000

Address of Real Estate: 5475 S. Drexel Ave., Chicago, IL 60615 ("Real Estate")

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Dated the 8<sup>th</sup> day of September, 2017.

**BERGER INVESTMENT GROUP LLC,**  
an Illinois limited liability company

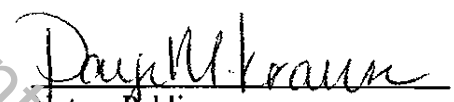
By:   
Simon Berger, its Manager

State of Illinois            )  
  ) SS.  
County of Cook            )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Simon Berger, Manager of BERGER INVESTMENT GROUP LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 8<sup>th</sup> day of September, 2017.



  
Notary Public

This instrument was prepared by:

Chad M. Poznansky Esq.  
Clark Hill PLC  
130 E. Randolph Street, Suite 3900  
Chicago, IL 60601

**UPON RECORDING RETURN TO:**  
Thaddeus Gauza, Esq.  
Gauza Law Office  
5201 N. Harlem Ave.  
Chicago, IL 60656

**SEND SUBSEQUENT TAX BILLS TO:**  
4143 DREXEL LLC  
5201 N. Harlem  
Chicago, IL 60656

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## Exhibit A

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AS OF THE DATE HEREOF;
2. ZONING LAWS AND ORDINANCES;
3. ACTS DONE BY GRANTEE;
4. ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED;
5. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE PROPERTY NORTH OF AND ADJOINING ONTO THE LAND BY APPROXIMATELY 1.5 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 07-78148 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED JUNE 25, 2007.

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## LEGAL DESCRIPTION

THE NORTH 5 FEET OF LOT 22 AND THE SOUTH 25 FEET OF LOT 23 IN TREGO'S SUBDIVISION OF BLOCK 21 IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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