

UNOFFICIAL COPY

This instrument prepared by:

Josh Glazier
1406 W. Fulton
Chicago, Illinois 60607

Doc#: 1804008192 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2018 11:13 AM Pg: 1 of 2

After recording, please return to:

William M. Brennan
Goldstine, Skrodzki, Russian, et. al.
835 McClintock Drive
Burr Ridge, Illinois 60527-0860

Dec ID 20180201697537
ST/CO Stamp 0-905-602-080 ST Tax \$825.00 CO Tax \$412.50
City Stamp 0-282-749-472 City Tax: \$8,662.50

Send Subsequent Tax Bills To:

Hansyd, LLC
620 Cernan Drive
New Lenox, Illinois 60451

PIN: 20-08-108-043-0000



01/1008986073NC
NSX DLX

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of February 8, 2018 by Glazco Limited Partnership, an Illinois limited partnership ("Grantor"), to Hansyd, LLC, an Illinois limited liability company ("Grantee"), having offices at 4837 S. Ashland, Chicago, IL 60609.

* Property Address: 4837 S. Ashland Ave. Pin #: 20-08-108-043-0000
Chicago, IL 60609

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee all of Grantor's right, title and interest in and to the following described real estate, to wit:

Lots 16 through 20 (except that part of said Lots lying West of a line 50 feet East of and parallel with the West Line of Section 8 hereinafter described) in Block 4 in Resubdivision of Blocks 3 and 4 of Kay's Addition to Chicago being a Subdivision of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 and the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular of the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee forever.

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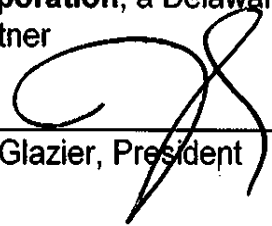
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as subject to the "Permitted Exceptions" set forth below ; and that the said premises, against all persons lawfully claiming the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following "Permitted Exceptions":

1. Real property taxes and assessments for 2017 and subsequent years;
2. The Declaration of Easements dated October 25, 2017 and recorded as Document No. 1729829098, as amended by a First Amendment to Easements dated January 16, 2018 and recorded on January 18, 2018 as Document No. 1801819031.
3. All matters raised by the survey prepared by Certified Survey dated October 25, 2017 and identified as Order No. 170452(Y).
4. A Retail Lease dated on or about the date hereof between Grantee, as lessor, and Glazier Corporation, as lessee, for the "rear unit" of the property, for a term ending on September 30, 2018 (with no renewal or extension option).
5. All other matters of record.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 8 day of February, 2018.

GLAZCO LIMITED PARTNERSHIP
an Illinois limited partnership

By: **Glazier Corporation**, a Delaware corporation
Its: General Partner

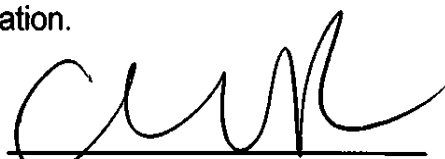
By: 

Josh Glazier, President

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 8 day of February, 2018 by Josh Glazier, President of Glazier Corporation.





Signature of Notary Public: