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Prepared by:

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Doc# 1806629028 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 10:21 AM PG: 1 OF 3

After recording mail to:

George LaBek, PC
6713 N. Dliphant Ave.
Chicago IL 60631

Send future tax bills to:

Chappel Portfolio
146 N. Rios Ave.
Solana Beach, CA 92075

(Above space for Recorder's use only)

CT

17SA158000LFE

CB of 6

SPECIAL WARRANTY DEED

THE GRANTOR, BERGER INVESTMENT GROUP, LLC, an Illinois limited liability company ("Grantor"), having an address of 2509 Audrey Lane, Northbrook, Illinois 60062, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, with special warranty covenants, to CHAPPEL PORTFOLIO/RE, LLC, an Illinois limited liability company, having an address of 146 North Rios Avenue, Solana Beach, California 92075 as to an undivided 53% interest in all of its right, title, and interest, in the following described Real Estate, and to CHAPPEL PORTFOLIO/SD, LLC, an Illinois limited liability company (collectively the "Grantees"), having an address of 146 North Rios Avenue, Solana Beach, California 92075 as to an undivided 47% interest in all of its right, title, and interest in the following described Real Estate:

SEE ATTACHED LEGAL DESCRIPTION ("EXHIBIT A")


SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) special assessments or taxes confirmed or unconfirmed; (d) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (e) acts done or suffered by Grantees or anyone claiming through Grantees.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees, its successors and assigns, against every person whatsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This is not a homestead property.



[Signature and notary page to follow]

S Y
P 2
S 1
SCY
INTAR

REAL ESTATE TRANSFER TAX		01-Mar-2018
	CHICAGO:	7,500.00
	CTA:	3,000.00
	TOTAL:	10,500.00

20-25-221-018-0000 | 20180201606702 | 0-976-554-528

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

REAL ESTATE TRANSFER TAX		01-Mar-2018
	COUNTY:	500.00
	ILLINOIS:	1,000.00
	TOTAL:	1,500.00

20-25-221-018-0000 | 20180201606702 | 0-145-707-552

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 26th day of February, 2018.

BERGER INVESTMENT GROUP, LLC
an Illinois limited liability company

By: [Signature]
Simon Berger, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Cambi L Cann, 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, who is 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 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, this 26th day of February, 2018.

Notary Public
My Commission Expires: 3/27/18



Property of Cook County Notary Public's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1

THE NORTH 22 FEET OF LOT 18, THE SOUTH 30 FEET OF LOT 19 IN FRANK'S ADDITION TO SOUTH SHORE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Number (PIN): 20-25-221-018-0000

Commonly known as: 7438-7440 South Chappel Avenue Chicago, Illinois 60649

PARCEL 2

THE SOUTH 1/2 OF THAT PART OF LOT 10, IN FRANK'S ADDITION TO SOUTH SHORE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN LOT 1 (EXCEPT THE EAST 1/1000000000 THEREOF) IN GEORGE S. SIDDON'S SUBDIVISION OF LOT 13 IN BLOCK 7 STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, AFORESAID IN COOK COUNTY, ILLINOIS.

Property Index Number (PIN): 20-25-222-011-0000

Commonly known as: 7441-7443 South Chappel Avenue, Chicago, Illinois 60649

Property of Cook County Clerk's Office