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1833818158

This instrument prepared by and upon recording return to:

Doc# 1833818158 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2018 04:47 PM PG: 1 OF 7

Paula Kaplan Berger
Berger Law, P.C.
180 N. La Salle Street, Suite 3700
Chicago, Illinois 60601

6 of 1

Send Tax Bills to:
c/o HAN Enterprises LLC
7300 N. Cicero Avenue, Suite 201
Lincolnwood, Illinois 60172

181266865

(For Recorder's Use Only)

CITY OF EVANSTON
EXEMPTION

SPECIAL WARRANTY DEED

THE GRANTORS, 2020 Storage LLC (formerly known as Greenwood Storage LLC), a Delaware limited liability company, **Fred R. Jung Real Estate, LLC- Series, Evanston Self Storage**, an Illinois series limited liability company and **Edward J. Stern Real Estate, LLC- Series, Evanston Self Storage**, an Illinois series limited liability company, collectively owning 100% of the Real Estate and having an address c/o HAN Enterprises, 7300 N. Cicero Avenue, Suite 201, Lincolnwood, Illinois 60712, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **GRANTS, BARGAINS AND SELLS to GRANTEES, Greenwood Storage LLC**, an Illinois limited liability company, as to an undivided 55.35%, **Jung Evanston Self Storage, LLC**, an Illinois limited liability company, as to an undivided 32.27% interest, and **Stern Evanston Self Storage, LLC**, an Illinois limited liability company, as to an undivided 12.38% interest, the Grantees having an address c/o HAN Enterprises, 7300 N. Cicero Avenue, Suite 201, Lincolnwood, Illinois 60712, all of such Grantors' respective interests in the Real Estate legally described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the Grantors' interests in the Real Estate, unto such Grantees and their successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantors do hereby warrant the title to the Real Estate and will defend the title to the Property against the lawful claims of every person claiming by, through or under the Grantors, but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY.

NORTH AMERICAN
TITLE COMPANY

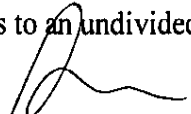
Exempt under Real Estate Transfer Tax Act, Illinois Code of Public Health, 105-1-1-1, sub par. e and Cook County Ord. 03-0-17 per e	
Date 12-4-2018	Sign.

Bm

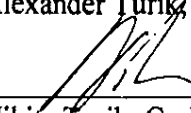
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IN WITNESS WHEREOF, Grantors have caused this instrument to be executed and delivered as of the day and year first above written.

2020 STORAGE LLC (f/k/a Greenwood Storage LLC),
a Delaware limited liability company,
as to an undivided 55.35% interest



Alexander Turik, Co-Manager



Nikita Turik, Co-Manager

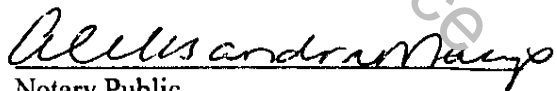
[signatures continue on the following page]

STATE OF ILLINOIS)
)ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALEXANDER TURIK and NIKITA TURIK, co-Managers of 2020 STORAGE LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of November, 2018.





Notary Public

My commission expires:

3/6/22

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**FRED R. JUNG ESTATE, LLC -
SERIES, EVANSTON SELF STORAGE,**
an Illinois limited liability company

By: *Paul R. Jung*
Fred R. Jung, Managing Member

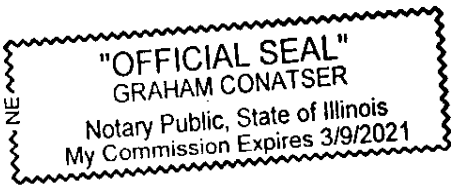
[signatures continue on the following page]

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Fred R. Jung, the Managing Member of **FRED R. JUNG ESTATE, LLC - SERIES, EVANSTON SELF STORAGE**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of November, 2018.



Graham Conatser
Notary Public

My commission expires:

3/9/21

UNOFFICIAL COPY

EDWARD J. STERN REAL ESTATE, LLC – SERIES, EVANSTON SELF STORAGE, an Illinois limited liability company

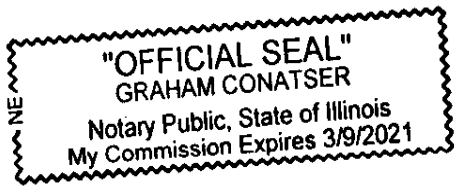
By: *E.J. Stern*
Edward J. Stern, Managing Member

ACKNOWLEDGMENT

STATE OF ILLINOIS)
 ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edward J. Stern, Managing Member of **EDWARD J. STERN REAL ESTATE, LLC – SERIES, EVANSTON SELF STORAGE**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26 day of November, 2018.



Graham Conatser
Notary Public

My commission expires:

3/9/21

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EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in Greenwood Subdivision, a subdivision of Lot 1 in E.N. Scully and Son's Consolidation, a subdivision of various parts of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded 12/3/2018 as document number 1833744034 in Cook County Illinois.

Address: 2020 Greenwood Avenue, Evanston, Illinois
PIN: #10-13-322-040-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for 2018 and subsequent years.
2. Easements, Covenants, Conditions and Restrictions of Record.
3. Matters shown on Survey prepared by B.H Suhr & Company, Inc. dated November 30, 2018, and designated as Order No. 18-240.

Property of Cook County Clerk's Office
**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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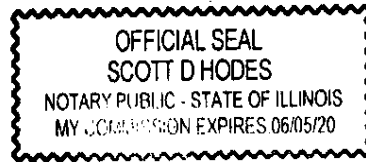
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 30, 2018

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Paula Berger
This 30, day of November, 2018
Notary Public [Handwritten Signature]

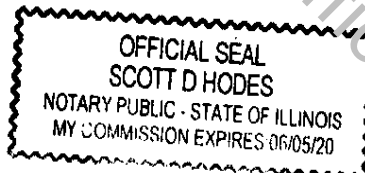


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date November 30, 2018

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Paula Berger
This 30, day of NOVEMBER, 2018
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)