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## SPECIAL WARRANTY DEED GENERAL

186SA7560064  
1000 LND



Doc# 1835145070 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/17/2018 02:11 PM PG: 1 OF 4

Property

THE GRANTOR, PS Courthouse Square, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of ten and no/100 dollars (\$10.00) in hand paid and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to HARLEM SQUARE, LLC, of the County of COOK, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*See Legal Description attached hereto and incorporated herein as Exhibit A*

**PERMANENT INDEX NUMBER:** 23-13-207-014-0000 and 23-13-207-015-0000

**PROPERTY ADDRESS:** 10320-10338 S. Harlem Ave., Palos Hills, IL 60465

**SUBJECT TO:** See Exhibit "B", "Permitted Exceptions" attached hereto and made a part hereof

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor.

In witness whereof, said party of the first part has caused its company seal to be hereunto affixed and has caused its name to be signed to these presents by its manager this 29th day of 2018 - November, 2018.

PS Courthouse Square, LLC,  
an Illinois limited liability company

Vicky Papoutsis, as Trustee of  
The Vicky Papoutsis Trust  
Dated May 10, 2013, its manager

Effie Papoutsis Kritikos, as Trustee of  
The Effie Papoutsis Kritikos Revocable Declaration  
of Trust Dated February 15, 2016, its manager

REAL ESTATE TRANSFER TAX		14-Dec-2018
	COUNTY:	667.50
	ILLINOIS:	1,335.00
	TOTAL:	2,002.50
23-13-207-014-0000		20181201659066   1-414-752-928

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Lake )

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Vicky Papoutsis, as Trustee of The Vicky Papoutsis Trust Dated May 10, 2013, personally known to me to be Manager of PS Courthouse Square, LLC, an Illinois limited liability company on behalf of whom the foregoing instrument was executed, appeared before me this day in person and acknowledged that it signed, sealed and delivered the said instrument as its free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 29 day of November, 2018.



[Signature]  
Notary Public  
My Commission Expires:

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Lake )

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Effie Papoutsis Kritikos, as Trustee of The Effie Papoutsis Kritikos Revocable Declaration of Trust Dated February 15, 2016, personally known to me to be Manager of PS Courthouse Square, LLC, an Illinois limited liability company on behalf of whom the foregoing instrument was executed, appeared before me this day in person and acknowledged that it signed, sealed and delivered the said instrument as its free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 29 day of November, 2018.

{SEAL}



[Signature]  
Notary Public  
My Commission Expires:

This instrument was prepared by Justin C. Strane, Shapiro Strane, LLC, 53 W. Jackson Blvd., Ste. 1760, Chicago, IL 60604.

**UPON RECORDING RETURN TO:**

ARK Attorneys-at-Law  
17W220 W 22<sup>nd</sup> St., Ste. 250  
Oakbrook Terrace, Illinois 60181  
Attn: Aminur Khan, Esq.

**SEND SUBSEQUENT TAX BILLS TO:**

Harlem Square, LLC  
9070 S - Harlem, Ave.  
Bridgeview, IL 60455

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## EXHIBIT "A" LEGAL DESCRIPTION

LOTS 3 AND 4, IN ROBERT BARTLETT'S HARLEM AVENUE GARDENS HOMESITES, BEING A SUBDIVISION OF THE NORTH 1200.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1575.00 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT "B" PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions of record.
2. General real estate taxes not yet due and payable as of December 14, 2018.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Easement over the rear 20 feet of the land for public utilities and restrictions as to location and type of construction of water wells and waste disposal systems, as shown on Cook County Plat Document LR1014346.
5. Declaration of Easement filed September 22, 1978 as Document LR3047952 by Ford City Bank and Trust Co., as Trustee, Trust No. 2363, grantor and owner of Lots 1, 2, 21 and 22 in Robert Bartlett's Harlem Avenue Garden Homesites Subdivision (Parcel A) and Lots 3 and 4 in the aforesaid subdivision (Parcel B), creating a perpetual non-exclusive easement for the benefit of Parcels A and B over, along and across the easement premises for ingress and egress from and to Harlem Ave., and for public utilities including but not limited to sewers, water and gas, over and upon the south 20 feet of Lots 1 and 2 aforesaid.

COOK COUNTY  
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