



Doc# 1900741156 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2019 12:31 PM PG: 1 OF 4

THIS DOCUMENT PREPARED BY:

Michael S. Roberts
Roberts McGivney Zagotta LLC
305 North Peoria, Suite 200
Chicago, Illinois 60607

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2019
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AFTER RECORDING RETURN TO:

Steven Levit
Levit and Lipshutz Ltd.
1120 West Belmont Avenue
Chicago, Illinois 60657

MAIL FUTURE TAX BILLS TO:

Jachymiak Properties, LLC
8349 S. Roberts Road
Justice, Illinois 60458

ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 19th day of December, 2018, between 3830 N. Kedzie, Rizzo Properties LLC, an Illinois limited liability company, whose address is 7358 West Breen Street, Niles, Illinois 60714 ("Grantor"), and Jachymiak Properties, LLC, an Illinois limited liability company whose address is 8349 S. Roberts Road, Justice, Illinois 60458 ("Grantee").

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee forever in fee simple, subject only to those items set forth on Exhibit B (collectively, the "Permitted Exceptions"). Grantor does hereby warrant and forever defend the right, title and interest to the Real Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

REAL ESTATE TRANSFER TAX	04-Jan-2019
	CHICAGO: 6,000.00
	CTA: 2,400.00
	TOTAL: 8,400.00 *

13-23-216-026-0000 | 20190101671398 | 0-755-914-400

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

REAL ESTATE TRANSFER TAX	04-Jan-2019
	COUNTY: 400.00
	ILLINOIS: 800.00
	TOTAL: 1,200.00

13-23-216-026-0000 | 20190101671398 | 1-829-656-224

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

3830 N. Kedzie, Rizzo Properties LLC, an Illinois limited liability company

By: Kim Rizzo
Name: Kim Rizzo
Title: Manager

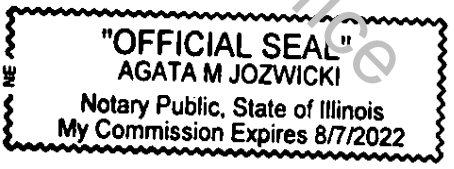
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Kim Rizzo, personally known to me to be the Manager of 3830 N. Kedzie, Rizzo Properties LLC, an Illinois limited liability company, and 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 as such Manager she signed and delivered the said instrument as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of December, 2018

Commission expires 08/07/2022

Agata M Jozwicki
NOTARY PUBLIC



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EXHIBIT A

REAL PROPERTY

LOTS 12 AND 13 BOTH INCLUSIVE, IN BLOCK 1 IN JAMES PEASE SECOND IRVING PARK BOULEVARD ADDITION OF THE NORTH 1/2 OF THE SOUTH 2/3 OF THE NORTH 3/4 OF THE EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3830 N. Kedzie Ave, Chicago, IL 60618

PIN: 13-23-216-025-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
7. Taxes for 2018 not yet due or payable.
8. Building encroachments over the South, West and North lines as shown on the Survey by R. W. Stanley & Associates, dated May 8, 1996.