



Doc# 1900741157 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

18015589 LFE  
3099a  
CND

**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

*[Handwritten signatures]*

**ABOVE FOR RECORDER'S USE ONLY**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 19<sup>th</sup> day of December, 2018, between 3838 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:		10,800.00
CTA:		4,320.00
<b>TOTAL:</b>		<b>15,120.00</b>

13-23-216-023-0000 | 20190101671377 | 0-432-060-064

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

**REAL ESTATE TRANSFER TAX**



04-Jan-2019	
COUNTY:	720.00
ILLINOIS:	1,440.00
<b>TOTAL:</b>	<b>2,160.00</b>

13-23-216-023-0000 | 20190101671377 | 1-505-801-888

*[Handwritten initials]*



# UNOFFICIAL COPY

## EXHIBIT A

### REAL PROPERTY

LOTS 6 TO 11, 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: 3838 N. Kedzie Ave, Chicago, IL 60618

PINs: 13-23-216-023-0000; 13-23-216-024-0000; and 13-23-216-025-0000

# UNOFFICIAL COPY

## 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. The following Environmental Disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof recorded on March 6, 1996 as Document No. 96169681.