# UNOFFICIAL CC

Doc#. 1902208020 Fee: \$54.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 01/22/2019 10:25 AM Pg: 1 of 4

Dec ID 20190101676002 ST/CO Stamp 0-680-113-824 ST Tax \$300.00 CO Tax \$150.00 City Stamp 0-177-071-776 City Tax: \$3,150.00

### THIS DOCUMENT PREPARED BY:

Michael S. Roberts RM Partners Law LLC 305 North Peoria, Suite 200 Chicago, Illinois 60607

### AFTER RECORDING RETURN TO:

Paul J. Kulas Kulas & Kulas, PC 2329 West Chicago Avenue Chicago, Illinois 60(22

## MAIL FUTURE TAX BILLS TO

Woodlawn Properties LLC 239 E. 51st Street Chicago, Illinois 60615

P175-49246

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 1 day of January, 2019, between 6958 S. Vernon LLC, an Illinois limited liability company ("Grartor"), and Woodlawn Properties LLC, an Illinois limited liability company ("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, to ether with all buildings, structures and improvements located thereon, together with all rights, members exements and appurtenances in any manner appertaining or belonging to said property (collectively the "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 attached hereto and made a part hereof (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.

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

### GRANTOR:

6958 S. VERNON LLC, an Illinois limited liability company

By: 5812 Group LLC

Its: Manager

Name: Adam Walls

Title: Manager

State of Illinois

County of COOK

Droperty Ox Coot I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Adam Walls, personally known to me is be the Manager of 5812 Group LLC, a Delaware limited liability company, the manager of 5°5° S. Vernon LLC, an Illinois limited liability company, and personally known to me to be the start person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he 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 <u>b</u> day of January, 2019

Commission expires 8/9/2022

"OFFICIAL Jordan Robert Decker-Bess NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8/9/2022

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### **EXHIBIT A**

### THE PROPERTY

LOTS 25 AND 26 IN BLOCK 10 IN JOHNSTON AND CLEMENT'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 20-22-414-035-0000

known of Cook Collings Clark's Office Commonly known as 6958 South Vernon, Chicago, Illinois 60637

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### EXHIBIT B

## PERMITTED EXCEPTIONS

- 1. Taxes for 2018, not yet due or payable.
- 2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees

Property of Cook County Clerk's Office