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PREPARED BY:

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150 N. Riverside Plaza, Suite 3000
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Doc# 1903222063 Fee \$44.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 03:40 PM PG: 1 OF 4

AFTER RECORDED

RETURN TO:

Law Offices of Cambi L. Cann, P.C.
22 W. Washington, Suite 1500
Chicago, Illinois 60602

14808621 1078

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, **HORIZON LAKE 7200 COLES LLC**, a Delaware limited liability company ("Grantor"), whose address is 22751 Corralcjo, Mission Viejo, California 92692, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and specially warrants to **ICARUS HOLDINGS 2, LLC**, a Delaware limited liability company ("Grantee") whose address is 641 Lexington Avenue, Suite 1702, New York, New York 10022, all interest in the real estate legally described in **Exhibit A** attached hereto, subject however to the matters set forth on **Exhibit B**, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor, by execution and delivery of this Special Warranty Deed, warrants title to the real estate legally described in Exhibit A as to and against its own acts and all persons claiming by, through or under Grantor only and none other.

PINs: 21-30-106-020-0000; 21-30-106-003-0000
Common Address: 7200 S. Coles, Chicago, Illinois 60649

REAL ESTATE TRANSFER TAX		01-Feb-2019
	COUNTY:	1,175.00
	ILLINOIS:	2,350.00
	TOTAL:	3,525.00
21-30-106-020-0000 20181201649848 0-794-397-088		

Dated: January 30, 2019

Send future real estate tax bills to the Grantee at its address as set forth above.

[Grantor's signatures begin on next page]

REAL ESTATE TRANSFER TAX		01-Feb-2019
	CHICAGO:	17,625.00
	CTA:	7,050.00
	TOTAL:	24,675.00 *

21-30-106-020-0000 | 20181201649848 | 1-093-964-192

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

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COOK COUNTY RECORDER OF DEEDS
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SCY
1/30/19

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the first date above written.

GRANTOR:

HORIZON LAKE 7200 COLES LLC, a Delaware limited liability company

By: 
Name: Christopher Milner
Title: Authorized Person

STATE OF New York)
COUNTY OF New York) ss.

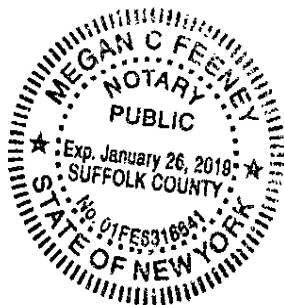
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Christopher Milner, personally known to me to be the Authorized Person of HORIZON LAKE 7200 COLES LLC, a Delaware limited liability company, is the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of December 2018.


NOTARY PUBLIC

(Seal)

My Commission Expires: 11/26/2019



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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

Parcel 1:

Lot 12 in Division 3 of the South Shore Subdivision of the North 1/2 of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The East 40 feet of Lot 13 in South Shore Division of the North Fractional 1/2 of the Fractional Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, together with a resubdivision of Lots 1, 2, 4, 64, 66, 126, 127 and 128 Division of Westfall's Subdivision of the Douglas Tract, in Cook County, Illinois.

Commonly known as 7200 S. Coles, Chicago, IL 60649.

PIN: 21-30-106-020-0000; 21-30-106-003-0000.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2018 and subsequent years that are not yet due and payable.
2. Easement over the northerly 87 feet and 8 inches of the westerly 3 feet of the easterly 40 feet of Lot 13 aforesaid as a right of private way as disclosed by the Quit Claim Deed recorded August 1, 1924 as document 8535082 from Fred W. Enloy and Mary Eliza, his wife, to Lestera Keeler and Sybilla C. Sandberg for the exclusive use of the grantors and the grantee their heirs, executors, administrators and assigns and their tenants. (Affects Parcel 2)
3. Easement over the west 3 1/2 feet of the land as part of the 10 feet party driveway. (Affects Parcel 2)
4. A 10 feet party driveway with property west and adjoining as disclosed by a prior inspectors report. (Affects Parcel 2)
5. Rights of tenants under existing unrecorded leases and of all parties claiming by, through or under them.
6. Matters of survey as referenced on the plat of survey made by United Survey Service, LLC, dated as of November 8, 2018 and last revised on November 14, 2018, order number 1997-3213:
 - a. Encroachment of Iron Fence along the Northeastern public right of way (S. Coles Avenue) by and between 0.31 feet to 0.46 feet;
 - b. Encroachment of Iron Fence 0.14 feet Southwesterly onto Lot 15 located Southwesterly of the land.