

UNOFFICIAL COPY

Doc#: 1903949098 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/08/2019 11:06 AM Pg: 1 of 4

**THIS DOCUMENT PREPARED BY
AND WHEN RECORDED RETURN
TO:**

Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, Illinois 60606
Attention: David N. Tanner, Esq.

MAIL FUTURE TAX BILLS TO:

GW Addison Kimball LLC
c/o GW Property Group, LLC
2211 N. Elston Avenue, Suite 304
Chicago, Illinois 60614

Dec ID 20190101688644
ST/CO Stamp 1-021-364-640 ST Tax \$5,850.00 CO Tax \$2,925.00
City Stamp 0-891-466-144

18NW7134811WC

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 29th day of January, 2019, between TMM REALTY LLC, an Illinois limited liability company ("Grantor"), and GW ADDISON KIMBALL 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, 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 "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor does hereby warrant and forever defend the right, title and interest to the 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.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX

05-Feb-2019



COUNTY: 2,925.00
ILLINOIS: 5,850.00
TOTAL: 8,775.00

13-23-402-043-0000 | 20190101688644 | 1-021-364-640

REAL ESTATE TRANSFER TAX

05-Feb-2019



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-23-402-043-0000 | 20190101688644 | 0-891-466-144


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

UNOFFICIAL COPY

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

GRANTOR:

TMM REALTY LLC, an Illinois limited liability company

By: 
Name: Michael Levine
Title: Manager

STATE OF NEW YORK)
) ss
COUNTY OF New York)

I, Ramon Gonzalez a notary public in and for said County, in the State aforesaid, do hereby certify that Michael Levine, Manager of TMM REALTY LLC, an Illinois limited liability company, and personally known to me or having shown satisfactory evidence thereof, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager of such entity, he signed and delivered the said instrument pursuant to authority given by the operating agreement of such entity, as his free and voluntary act and as the free and voluntary act and deed of such entity, for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of Jan., 2019.

RAMON GONZALEZ
Notary Public, State of New York
No. 01GO6271711
Qualified in New York County
Commission Expires in November 05, 2020


Notary Public

My Commission expires: Nov. 05, 2020

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 300 FEET OF THE NORTH 333 FEET OF THE EAST 300 FEET OF THE WEST 343 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 13-23-402-043-0000

Common Address: 3357 W. Addison Ave., Chicago, Illinois 60618

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and subsequent years which are not yet due and payable.
2. Covenants and restrictions contained in instrument recorded February 27, 1945 as Document No. 13455582 relating to the location and use of buildings erected on the land with particular reference to usage contrary to the Chicago Zoning Ordinance Section 12, adopted by the city council of the City of Chicago on December 3, 1947 providing for a 10 foot setback on the West 15 feet.
3. Easement over the South 5 feet of the Land for public utility purposes with right of access thereto in favor of the Commonwealth Edison Company, a corporation of Illinois created by instrument dated August 24, 1950 and recorded September 14, 1950 as Document No. 14901963.
4. Covenants and restrictions relating to permitted exceptions contained in the deed recorded November 16, 2012 as Document No. 1232135012.