

UNOFFICIAL COPY



193 Chicago Title

After recording mail to:
180192960P
Murray J. Lewison
Johnson and Colmar
2201 Waukegan Road, Suite 260
Bannockburn, Illinois 60015

Doc# 1915506057 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2019 11:19 AM PG: 1 OF 3

Send subsequent tax bills to:

Orchard 2251 LLC
Clark 6001 LLC
9440 Enterprise Drive
Mokena, Illinois 60448

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of May 29, 2019 between 6001 N CLARK STREET, LLC, an Illinois limited liability company ("Grantor"), and ORCHARD 2251 LLC, an Illinois limited liability company, an 87.5% undivided interest and CLARK 6001 LLC, an Illinois limited liability company, a 12.5% undivided interest, as Tenants in Common (collectively "Grantee"), both having an address of 9440 Enterprise Drive, Mokena, Illinois 60448. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached and incorporated Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to real estate taxes not yet due and payable; covenants, conditions, easements and restrictions of record; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; special governmental taxes or assessments for improvements not yet completed; and building lines and encroachments.

(SIGNATURE PAGE FOLLOWS)

S X
P 3
S 4
M A
SC X
E A

9816587

INT R

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

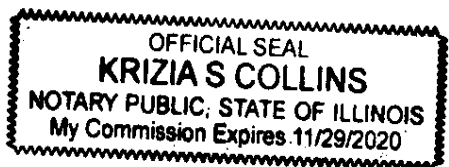
6001 N CLARK STREET, LLC;
an Illinois limited liability company

By: [Signature]
Arthur Paris, 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 Arthur Paris, Manager of 6001 N Clark Street, LLC, an Illinois limited liability company, 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 he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of May, 2019.



[Signature]
Notary Public

My Commission Expires: 11.29.2020

This document was prepared by:

Glenn D. Taxman
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

UNOFFICIAL COPY**EXHIBIT A****PARCEL 1:**

LOTS 122, 123, 124 AND 125 IN KRANSZ'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 38.3 FEET) OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOT 122 THAT PORTION LYING WEST OF A LINE 29 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CLARK STREET, AS CONDEMNED FOR STREET PURPOSES IN CASE B71142), IN COOK COUNTY, ILLINOIS.

PIN: 14-05-126-033-0000

Commonly known as 6001 North Clark Street, Chicago, Illinois 60660

PARCEL 2:


LOTS 117, 118 AND 119 (EXCEPT THAT PART TAKEN FOR WIDENING NORTH CLARK STREET) IN KRANSZ'S 2ND ADDITION TO EDGEWATER, A SUBDIVISION OF THE SOUTH PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PINS: 14-05-126-001-0000

14-05-126-002-0000



14-05-126-003-0000

Commonly known as 6025 North Clark Street, Chicago, Illinois 60660

REAL ESTATE TRANSFER TAX		31-May-2019
	CHICAGO:	20,437.50
	CTA:	8,175.00
	TOTAL:	28,612.50 *

14-05-126-033-0000 | 20190501683244 | 1-494-671-264

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

REAL ESTATE TRANSFER TAX		31-May-2019
	COUNTY:	1,362.50
	ILLINOIS:	2,725.00
	TOTAL:	4,087.50

14-05-126-033-0000 | 20190501683244 | 0-957-800-352