

UNOFFICIAL COPY

Doc# 1916455002 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/13/2019 09:01 AM Pg: 1 of 5

Dec ID 20190501682400
ST/CO Stamp 1-118-716-000 ST Tax \$500.00 CO Tax \$250.00

Prepared By:
Arnold Landis
77 W. Washington #702
Chicago IL 60602

GIT

SPECIAL WARRANTY DEED

(1/3) 41043722

THE STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT GREEN BAY ENTERPRISE, L.L.C., an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by HGCT2640 LLC, an Illinois limited liability company, with an address 107 Green Bay Road, Wilmette, IL 60091 ("Grantee"), the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 2640 Green Bay Road, Evanston, Illinois 60201 and legally described on Exhibit A attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "Property").

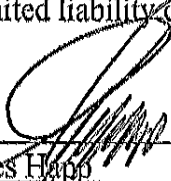
This conveyance is made subject to those matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

Executed as of the 7th day of June, 2019.

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GREEN BAY ENTERPRISE, L.L.C.,
an Illinois limited liability company

By: 
Name: Charles Happ
Title: Manager

Property of Cook County Clerk's Office

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THE STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

* THIS INSTRUMENT was acknowledged before me on 6-6th, 2019,
by [Signature] of GREEN BAY ENTERPRISE, L.L.C., an Illinois limited liability
company as the act and deed of said entity.
* Charles Happ, manager



Notary Public in and for
The State of Illinois

My Commission Expires:

[Signature]
(Seal of Notary) Signature of Notary

Upon recording, return to:

Scott A. Weinstein
Field and Goldberg, LLC
10 S. LaSalle Street, Suite 2910
Chicago, IL 60603

Tax bills to:
HGCT2640 LLC
107 Green Bay Rd
Wilmette, IL 60091

| REAL ESTATE TRANSFER TAX | | 12-Jun-2019 | |
|--------------------------|----------------|---------------|--|
| | COUNTY: | 250.00 | |
| | ILLINOIS: | 500.00 | |
| | TOTAL: | 750.00 | |
| 05-34-423-016-0000 | 20190501682400 | 1-118-716-000 | |

032385

CITY OF EVANSTON

PAID Real Estate Transfer Tax
Do. 10. 2019 AMOUNT \$ 2,500.00
Agent [Signature]

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EXHIBIT A

SPECIAL WARRANTY DEED

Legal Description
For the Property Commonly Known as

2640 Green Bay Road
Evanston, Illinois 60201

05-34-423-016-0000
Legal Description of Land

LOT 5 IN BLOCK 20 NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11 TO 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGE OUILMETTE RESERVATION AND ALSO OF LOTS 1, 3 AND ALL OF LOT 2 LYING BETWEEN THE CHICAGO AND MILWAUKEE RAILWAY AND WEST LINE OF LOT 3 PRODUCED TO NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, SAID SUBDIVISION BEING IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

SPECIAL WARRANTY DEED

Permitted Exceptions

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