

# UNOFFICIAL COPY

179-49856 1/3  
This Instrument Prepared By:



Alex W. Norlander, Esquire  
SATC|Law  
311 S. Wacker Dr., Suite 2500  
Chicago, IL 60606

Doc# 1918613425 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2019 02:22 PM PG: 1 OF 6

Upon Recordation Return to:

Matthew B. Brotschul, Esquire  
Brotschul Potts LLC  
30 N. LaSalle Street, #1402  
Chicago, IL 60602

## SPECIAL WARRANTY DEED

THE GRANTOR, RIISOURCE, LLC, an Illinois limited liability company, with an address of 5600 N. River Road, Suite 800 Rosemont, IL 60018, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, GRANTS, BARGAINS, SELLS, CONVEYS AND CONFIRMS unto LESSING BENSON TRADE LLC, a Delaware limited liability company, with an address of 806 N. Peoria, 2<sup>nd</sup> Floor, Chicago, Illinois 60642, its successors and assigns forever, all the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: LOT 6 IN BLOCK 11 IN WRIGHT'S ADDITION TO CHICAGO OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 12 IN J.A. YALE'S RESUBDIVISION OF LOTS 3, 4, 5, 7, 8, 10, 11 AND THE NORTH 10 FEET OF LOT 14 IN BLOCK 11 IN WRIGHT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 11 IN J.A. YALE'S RESUBDIVISION OF LOTS 3, 4, 5, 7, 8, 10, 11 AND THE NORTH 10 FEET OF LOT 14 IN BLOCK 11 IN WRIGHT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances belonging thereto, or in anyway appertaining, and the reversion or reversions, remainder or remainders thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described property.

TO HAVE AND TO HOLD the said property as described above, with the appurtenances, unto the Grantee and its successors and assigns, FOREVER.

S ✓  
P 6  
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M      
SC      
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INT SB

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And the Grantor, for itself and its successors, WILL WARRANT AND FOREVER DEFEND, said property against all persons lawfully claiming, or to claim the same, by, through or under it; provided, however, that this conveyance is made subject to the matters set forth on Exhibit A attached hereto.

Permanent Real Estate Index Numbers:     17-05-424-003-0000  
  17-05-424-004-0000  
  17-05-424-005-0000

Address of Real Estate: 821 N. Lessing Street, Chicago, IL 60642

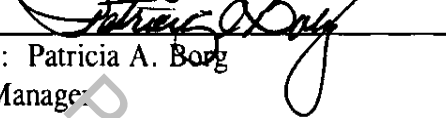
DATED: July 1, 2019

**\*SIGNATURES IMMEDIATELY FOLLOW\***

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****GRANTOR:**

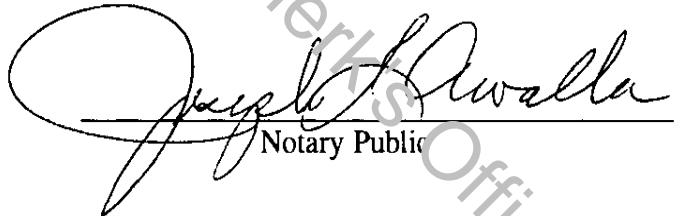
RIISOURCE, LLC,  
an Illinois limited liability company

By:   
Name: Patricia A. Borg  
Its: 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 Patricia A. Borg, personally known to me to be the same person whose name is subscribed to the foregoing instrument as manager of RIISOURCE, LLC, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument pursuant to authority given her, as her free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 27 day of JUNE, 2019.

  
Notary Public

Send Tax Bills To:

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## EXHIBIT A

### EXCEPTIONS

1. The lien of taxes for the years 2019 and thereafter.
2. Rights, if any, of parties to maintain bollard, utility box, spigot, fire department hook up, buffalo box, water valve as disclosed by survey made by Morris Engineering, Inc. dated February 28, 2019 as survey no. 19-02-0134,
3. Encroachment of the metal awning over and onto the property to the West by an undisclosed amount as referenced on survey made by Morris Engineering, Inc. dated February 28, 2019 as survey no. 19-02-0134.
4. Adverse encroachment of the building to the east over and onto subject property by up to 1.97 feet as disclosed by survey made by Morris Engineering, Inc. dated February 28, 2019 as survey no. 19-02-0134.

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**REAL ESTATE TRANSFER TAX**

**05-JUL-2019**



<b>CHICAGO:</b>	<b>14,550.00</b>
<b>CTA:</b>	<b>5,820.00</b>
<b>TOTAL:</b>	<b>20,370.00 *</b>

17-05-424-003-0000 | 20190701618728 | 0-066-676-832

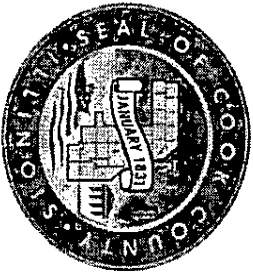
Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

05-JUL-2019



<b>COUNTY:</b>	970.00
<b>ILLINOIS:</b>	1,940.00
<b>TOTAL:</b>	2,910.00

17-05-424-003-0000 | 20190701618728 | 1-031-821-408

Property of Cook County Clerk's Office