UNOFFICIAL COPY

For purposes of recording, this instrument was prepared by: Anthony J. Nasharr
Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, IL 60606
DIML-64481 2019. KM
After recording, return to:
Robert Gomberg, Esq.
Gomberg & Sharfman PC
208 S. LaSalle Street, Suite 1410
Chicago, IL 60604

Send subsequent tax bills to: Center Properties LLC 5449 MIL 9646 Tripp Skokie, IL 60076 Doc#. 1919722001 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 07/16/2019 09:07 AM Pg: 1 of 4

Dec ID 20190701623475 ST/CO Stamp 0-426-621-024 ST Tax \$125.00 CO Tax \$62.50

City Stamp 1-412-585-568 City Tax: \$1,312.50

(For Recorder's Use Only)

SPEC'AL WARRANTY DEED

(Illinois)

THIS SPECIAL WARRANTY DEED is made this 10th day of July, 2019, by MB1810, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of c/o Fifth Third Bank, 120 East Palmetto Park Road, Boca Raton, Florida 33432, to Center Properties, LLC 5449 MIL, an Illinois limited liability company, having an address of 9649 Tripp Avenue, Skokie, Illinois 60076 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "**Property**").

This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

(Signature Page Follows)

1919722001 Page: 2 of 4

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

MB1810, LLC,

an Illinois limited liability company

| COUNTY: 62.50 | ILLINOIS: 125.00 | TOTAL: 187.50 | 13-05-304-030-0000 | 20190701623475 | 0-426-621-024

By: Mark A. Hoppe, Manager

201907016234	475 0-426-621-024				
0	` >,	REAL ESTATE TRAI	NSFER TAX	11-Jul-2019	
			CHICAGO:	937.50	
	0~		CTA:	375.00	
			TOTAL:	1,312.50 *	
		13-05-304-030-000	0 20190701623475	1-412-585-568	
;)) SS:	* Total does not includ	de any applicable penalt	y or interest due.	
look)	TC			
dersigned.	a Notary Publi	ic in and for s	aid County in	the State at	

State of Illinois)

County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mark A. Hoppe, Manager of MB1810. LLC, an Illinois limited liability company, personally known to me to be the same person vinose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of July, 2019.

"OFFICIAL SEAL"

DORIA L. KOROS

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 12/16/2022

Notary Public

My Commission expires:

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 1 IN JOSEPH WOPATA SUBDIVISION OF LOT 11 WITH LOTS 8 TO 21 INCLUSIVE IN HOPPE'S SUBDIVISION OF LOT 12 IN COUNTY CLERK'S DIVISION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Inly known as: 3944 No.
13-05-304-030-0050

Control Co ILLINOIS.

Commonly known as: 3044 North Milwaukee Avenue, Chicago, IL 60646

PIN:

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. General Real Estate Taxes for the year 2019 and forward.

Property of Cook County Clark's Office