

UNOFFICIAL COPY

Doc#: 1919722001 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2019 09:07 AM Pg: 1 of 4

For purposes of recording,
this instrument was prepared by:
Anthony J. Nasharr
Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, IL 60606
01146-64481 2 of 2 KM
After recording, return to:
Robert Gomberg, Esq.
Gomberg & Sharfman PC
208 S. LaSalle Street, Suite 1410
Chicago, IL 60604

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

Send subsequent tax bills to:
Center Properties LLC *5449 MIL*
9646 Tripp
Skokie, IL 60076

(For Recorder's Use Only)

SPECIAL 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)

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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, ILLINOIS.

Commonly known as: 5944 North Milwaukee Avenue, Chicago, IL 60646

PIN: 13-05-304-030-0050

Property of Cook County Clerk's Office

Classification: Internal Use

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EXHIBIT B

Permitted Exceptions

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

Property of Cook County Clerk's Office

Classification: Internal Use