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After recording return to:

Jason LaBella
Much Shelist, P.C.
191 N. Wacker Drive, Suite 1800
Chicago, IL 60606

7719-51924 10/5



19218172120

Doc# 1921817212 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2019 03:34 PM PG: 1 OF 6

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

STELLA LLC, an Illinois limited liability company ("Grantor"), its address at 2132 W. Roscoe, Chicago, IL 60618 ATTN John Manilow, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, SELLS and CONVEYS to RAAM WEBSTER REALTY LLC, an Illinois limited liability company ("Grantee"), its address at 3514 N. Janssen Ave., Chicago, IL 60657, the following described real estate situated in the County of Cook in the State of Illinois (collectively, the "Real Estate") to wit:

See Attached Exhibit A for legal description.

Commonly known as: 1200 W. Webster Street, Chicago, Illinois 60614
PIN Number: 14-32-113-048-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Real Estate as above described, with the appurtenances thereto, unto the Grantee, his heirs and assigns forever.

Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged except for those items listed on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Send Subsequent Tax Bills To:

RAAM Webster Realty LLC
3514 N. Janssen Ave.
Chicago, IL 60657

[SIGNATURE PAGE TO FOLLOW]

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In Witness Whereof, Said Grantor has caused its name to be signed to this Special Warranty Deed by its duly authorized officer this 10th day of July, 2019.

STELLA LLC, an Illinois limited liability company

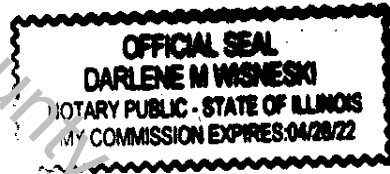
By: [Signature]
John Manilow, Manager

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in the County and State aforesaid, DO HEREBY CERTIFY, John Manilow, Manager of Stella 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, sealed and delivered the said instrument of his own free and voluntary act, on behalf of said corporation, for the uses and purposes herein set forth.

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

[Signature]
Notary Public



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EXHIBIT A

Legal Description

PARCEL 1: THE EAST 30 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
THE SOUTH 1/2 OF LOT 22 AND ALL OF LOTS 23, 24 AND 25 IN THE SUBDIVISION OF BLOCK 8 IN
WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION
RECORDED AS DOCUMENT 24541136 OVER THE SOUTH 1/2 OF LOT 22 AND ALL OF LOTS 23, 24
AND 25 (EXCEPT THE EAST 30 FEET THEREOF) OF AFORESAID SUBDIVISION AS FOLLOWS:

A) USE, UPKEEP, MAINTENANCE, REPAIR, RESTORATION AND RECONSTRUCTION OF THE PARTY
WALLS;

B) USE, UPKEEP, MAINTENANCE, REPAIR, RESTORATION AND RECONSTRUCTION OF THE
COMMON PORCH SUPPORT STRUCTURES;

C) USE, UPKEEP, MAINTENANCE, REPAIR, RESTORATION AND RECONSTRUCTION OF THE
UTILITIES AND OTHER FACILITIES; AND

D) INGRESS AND EGRESS FOR THE PURPOSE OF INTERNAL MOVEMENT WITHIN THE PROPERTY,
UPON AND OVER ANY WALKWAYS AND DRIVEWAYS LOCATED ON THE PROPERTY AND FOR
PASSAGE OVER ANY PORTION OF THE PROPERTY FOR THE PURPOSE OF CONNECTING INTO,
UPKEEP OF, MAINTENANCE OF OR REPAIR OF ANY UTILITY OR OTHER FACILITIES COMMON TO
OR UTILIZED BY MORE THAN ONE PARCEL.

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EXHIBIT B Permitted Exceptions

1. General Real estate taxes not currently due and owing;
2. Any special governmental taxes assessed after closing;
3. Acts done or suffered under Grantee;
4. Leases assigned to Grantee at Closing.
5. Terms and provisions contained in Declaration dated November 20, 1962 and recorded January 8, 1965 as Document 18691974 and as amended and restated by Declaration dated July 1, 1978 and recorded July 18, 1978 as Document 24541136 relating to party walls, facilities, structural components of the building, easements and other matters.
6. Encroachment of bays and overhangs out and over W. Webster Ave. and N. Racine Ave. by undisclosed amounts, as referenced on survey made by MM Surveying Co., Inc. dated July 8, 2019 Order No. 92643.
7. Encroachment of four story brick building over and onto N. Webster Ave. by a distance of 0.01 feet, more or less, as referenced on survey made by MM Surveying Co., Inc. dated July 8, 2019 Order No. 92643.
8. Encroachment of fence over and onto land North of and adjoining subject land by a distance of 0.10 feet, more or less, as referenced on survey made by MM Surveying Co., Inc. dated July 8, 2019 Order No. 92643.
9. a) Terms, conditions, and provisions relating to the easement described in Schedule A as "Parcel 2"; and b) Rights of the adjoining owner or owners to the concurrent use of said easements.

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14-32-113-048-0000

20190701625133

1-132-545-120

COUNTY:	1,000.00
ILLINOIS:	2,000.00
TOTAL:	3,000.00

COOK COUNTY
RECORDER OF DEEDS

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CHICAGO:	15,000.00
CTA:	6,000.00
TOTAL:	21,000.00 *

14-32-113-048-0000 | 20190701625133 | 2-105-623-648
 Total does not include any applicable penalty or interest due.

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