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This instrument prepared by:
Richard W. Laubenstein
216 W. Higgins Road
Park Ridge, IL 60068

After recording, return to:
Joseph F. Milito
732 W. Fullerton, Suite 2F
Chicago, IL 60614

Send subsequent Tax Bills To:
3632 N. Cicero, LLC
Attn: Ave Horowitz
3638 N. Cicero Ave.
Chicago, IL 60641

Doc#: 1922106083 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/09/2019 10:06 AM Pg: 1 of 3

Dec ID 20190701646358
ST/CO Stamp 0-499-280-992 ST Tax \$370.00 CO Tax \$185.00
City Stamp 2-052-938-848 City Tax: \$3,885.00

SPECIAL WARRANTY DEED

This Indenture is made as of the 31st day of July, 2019, by North Cicero Chicago, LLC an Illinois Limited Liability Company, ("Grantor"), whose address is 1111 W. 22nd Street, Suite 800, Oak Brook, IL 60523, and 3632 N. Cicero, LLC an Illinois Limited Liability Company, ("Grantee") whose address is 3632 N. Cicero Ave., Chicago, IL 60641.

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

LOT 2 IN KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION OF LOTS 3 AND 4 IN CIRCUIT COURT OF COMMISSIONERS PARTITION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE NORTH 20 ACRES THEREOF) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address(es) of Real Estate: 3650 N. Cicero Ave., Chicago, IL 60641
PIN: 13-21-227-030-0000

THIS DEED is subject to all easements, covenants, conditions, restrictions, taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, party walls, existing leases and tenements, existing building encroachment, any building code violations including case number 582320, and/or fines related thereto, zoning ordinances and violations.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever, and Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its

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successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part thereof.

IN WITNESS WHEREOF, Grantor has signed these presents as of the 31 day of July, 2019

North Cicero Chicago, LLC,
an Illinois Limited Liability Company

By: *Gary Murkowski*
Gary Murkowski, Manager Senior, Vice President
of Oxford Bank & Trust, Manager

STATE OF ILLINOIS, COUNTY OF DuPage SS

State of Illinois, County of Cook, I the undersigned, a Notary Public, in and for said County, in the State aforesaid, CERTIFY THAT Gary Murkowski, Manager of North Cicero Chicago, LLC, an Limited Liability Company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. *Senior Vice President of Oxford Bank & Trust.

Given under my hand and official seal this 31 day of July, 2019.

Commission expires 10/31/22

Joanna Mazzone
Notary Public



Clerk's Office

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EXHIBIT B PERMITTED ENCUMBRANCES

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easement, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Par I-Requirements are met.
7. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
8. Any matter related to Limited Liability Company: 3632 N. Cicero, LLC
9. Encroachment of foundation of building on Land over West line thereof from 4 1/2 inches to 5 7/8 inches.
10. Covenants, conditions and restrictions of record, building lines and easements, party walls, existing leases and tenements, existing building encroachment, any building code violations including case number 582320, and/or fines related thereto, zoning ordinances and violations.