### **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED

This instrument prepared by:

Christopher A. Cali, Esq. Howard & Howard PLLC 200 S. Michigan Ave Suite 1100 Chicago, Illinois 60604

Doc#. 1926255257 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 09/19/2019 12:51 PM Pg: 1 of 4

Dec ID 20190901688731

ST/CO Stamp 1-256-544-864 ST Tax \$475.00 CO Tax \$237.50

City Stamp 0-128-965-216 City Tax: \$4,987.50

BROWN WEST, INC., ar Plinois corporation, having an office address of 310 Chicago Avenue, Oak Park, Illinois 60302 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to CHICAGO FOOD GIANTS LLC, a Delaware limited liability company, the Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, TO HAVE AND TO HOLD the premises FOREVER.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor WILL WARRANT AND DEFEND, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but no otherwise, subject only to the exception stated on Exhibit B.

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# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on day of
GRANTOR
Brown West Inc, an Illinois corporation
By: Name: Tim Brown
Title: President
STATE OF ILLINOIS ) ) SS
COUNTY OF COOK )
I, Maria Predr. Son, a Notary Public in and for said County in the State aforesaid, do hereby certify that Tim Proun, not personally, but as President of Brown West, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before the this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act and as the free and voluntary act and deed of said bank for the uses and purposes therein set 10rth.
Given under my hand and notarial seal this Aucast 33, 2019.
Many P. Lucles
Notary Public  Commission expires:
Subsequent tax bills to:
Chicago Pood Creats Go Taylor Made Lending 1400 E.Dakland Pr. Mid #103 Et Lander dole El 33221
MARIA P. FREDRIKSON  Notary Public - State of Illinois  MARIA P. FREDRIKSON  My Commission Expires 5/09/2021
1 SALE AS AUMIL

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# **UNOFFICIAL COP**

#### Exhibit A

#### Legal Description

#### PARCEL 1:

Lots 1, 2 and 3 in Britigan's Madison Street Subdivision in the Northeast Quarter of Section 16, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 2:

Lot 7 and the West 17.4 feet of Lot 6 in Snow and Hills Subdivision of Lot 62 of School Trustees Subdivision of the North part of Section 16, Township 39 North, Range 13 East of the Third Principal Mendian, in Cook County, Illinois.

Coot County Clert's Office PINS: 16-16-201-010-0000; 15-16-201-011-0000; 16-16-201-012-0000; 16-16-201-053-0000

**COMMONLY KNOWN AS:** 5045-59 W. Madison Chicago, Illinois 60644

THIS DEED IS ONLY INTENDED TO CONVEY THE PROPERTY INTEREST THAT GRANTOR RECEIVED PURSUANT TO THE SPECIAL WARRANTY DEED EXECUTED JUNE 19, 2018 AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 1825433245.

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## UNOFFICIAL C

#### **EXHIBIT B**

- General real estate taxes for 2018 and subsequent years
- Special taxes or assessments, if any, for improvements not yet completed;
- 3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
- 4. Building lines and building restrictions;
- Private, public and utility easements of record;
- Covenants and restrictions of record as to use and occupancy;
- General exceptions to the title commitment;
- 8. Local, state and federal lays, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;
- 9. Building code violations, liens and judgment;
- 10. Pending building code violation court cases,
- 11. Items appearing of record or that would be shown on a survey;
- 12. Leases and tenancies, if any.