

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument prepared by:

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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

FIRST AMERICAN TITLE
FILE # 19-12665

BROWN WEST, INC., an Illinois 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 not otherwise, subject only to the exception stated on Exhibit B.

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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 Meridian, in Cook County, Illinois.

PINS: 16-16-201-010-0000; 16-16-201-011-0000; 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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EXHIBIT B

1. General real estate taxes for 2018 and subsequent years
2. 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;
5. Private, public and utility easements of record;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
8. Local, state and federal laws, 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.