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Doc#: 1932255408 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2019 01:51 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

Dec ID 20191101639075
ST/CO Stamp 1-010-977-120 ST Tax \$2,350.00 CO Tax \$1,175.00
City Stamp 1-091-727-712 City Tax: \$24,675.00

THE GRANTOR,
**APPLESEED REALTY
MANAGEMENT, LLC**, an
Illinois limited liability company,
whose principal office is
currently located at 4827 S.
Martin Luther King Drive,
Chicago, Illinois 60615
("Grantor"), for and in
consideration of TEN and
no/100 (\$10.00) DOLLARS,
and other good and valuable

(for Recorder's use only)

consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby
GRANT, CONVEY and SELL to **REGAL 13 LLC**, an Illinois limited liability company, whose
principal office is currently located at 211 N. Waukegan Road, Ste. 310, Northfield, IL 60093
("Grantee"), that certain improved real property being more particularly described in Exhibit A
attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those
matters described in Exhibit B attached hereto ("Exceptions"), and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the
rights, hereditaments and appurtenances thereunto belonging, or in anywise 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 Property, with the hereditaments and appurtenances, unto Grantee, its successors and assigns
forever. Grantor, for itself, and its successors, does covenant, promise and agree, to and with the
Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the
said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein
recited, and Grantor hereby agrees to warrant and forever defend, subject to the Exceptions, all and
singular the Property unto Grantee, its successors and assigns, against every person whomsoever
lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not
otherwise.

SIGNATURE PAGE TO FOLLOW

CCH11700833LD 1 of 3 CSC

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IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed this 13th day of November, 2019.

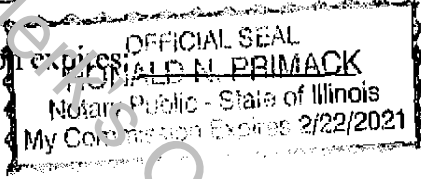
APPLESEED REALTY MANAGEMENT,
LLC
By: Stephanie Martin
STEPHANIE MARTIN IS MEMBER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Stephanie Martin, not individually but as a Member of Appleaseed Realty Management, LLC, 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 as his free and voluntary act as such, for the uses and purposes therein set forth.

Given under my hand and official seal this 13 day of November, 2019.

[Signature]
NOTARY PUBLIC

My commission expires


After recording mail to:
~~Yondi K. Morris-Andrews~~
~~Knight Morris Reddick Law Group~~
~~333 S. Wabash Avenue, Ste. 2700~~
~~Chicago, IL 60604~~

Regal 13 LLC
211 N Waukegan
St. 310
Northfield, IL
60093

Prepared by:
Ronald N. Primack
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Send subsequent tax bills to:
REGAL 13 LLC
211 N. Waukegan Road, Ste. 310
Northfield, IL 60093

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EXHIBIT A
LEGAL DESCRIPTION

THE SOUTH 100 FEET OF LOT 2 IN BLOCK 1 IN SNOW AND DICKINSON'S SUBDIVISION OF THAT PART LYING WEST OF THE VINCENNES ROAD OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 4817 S. Martin Luther King Drive, Chicago, IL 60615

PIN: 20-10-207-005-0000

Property of Cook County Clerk's Office

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EXHIBIT B EXCEPTIONS AND CONDITIONS

1. Real estate taxes.
2. Covenants, conditions, terms, provisions, ordinances, easements, building lines and restrictions of record.
3. State, county and municipal zoning and building laws and ordinances, which affect the Property.
4. Those items which would be disclosed on a current survey.
5. All special governmental taxes or assessments confirmed or unconfirmed.
6. Existing unrecorded leases and tenancies.
7. Public and utility easements.
8. Covenants and agreement contained in agreement recorded April 2, 1913 as document 51556713 annulling agreement theretofore made and recorded and establishing a building line of 15 feet East of and parallel to West Line of Land.
9. Violation of the building line noted above at exception 8.