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SPECIAL WARRANTY DEED

Prepared by:
Cervantes Chatt & Prince P.C.
111 W. Washington, Ste 1201
Chicago, IL 60602

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CND

After recording mail to:
Zanck, Coen, Wright & Saladin, P.C.
40 Brink Street Suite 101
Crystal Lake, IL 60014

Mail all future property tax bills to:



Doc# 1932206161 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/18/2019 03:08 PM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

Know all men by these presents, that **KINGSMEN, LLC**, an Illinois limited liability company, having an address at 125 N. Halsted Avenue, Suite 203, Chicago, IL 60661, Grantor, for and in consideration of the sum of ten dollars No/100 (\$10.00) and other good and valuable consideration in hand paid, has granted, sold and conveyed, and by these presents does grant, sell, and convey unto **CHICAGO TITLE LAND TRUST COMPANY**, a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated October 20, 2019, and known as Trust Number 8002381912, the Grantee, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois (the "Property"), to wit:

As described in Exhibit "A" attached hereto and incorporated herein for all purposes, together with all improvements located thereon.

This conveyance is made subject to the exceptions to and reservations from title as set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

As a material part of the consideration for this Deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this Deed.

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T O W N O F C I C E R	Town of Cicero	Address: 1845 S 55TH AVE	Real Estate Transfer Tax
		Date: 11/13/2019	\$1,400.00
		Stamp #: 2019 6467	Payment Type: check
		By: mgarcia	Compliance #: 2019-2VX6JNHT

REAL ESTATE TRANSFER TAX		15-Nov-2019
	COUNTY:	70.00
	ILLINOIS:	140.00
	TOTAL:	210.00
16-21-306-028-0000 20191101634862 0-263-614-816		

vc
CTH

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EXECUTED this 23rd day of October, 2019.

KINGSMEN LLC,
an Illinois limited liability company

By: [Signature]

Name: Greg Berkowitz

Its: Manager

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 Greg Berkowitz, as manager of **KINGSMEN 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 and s/he signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the corporation for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 23 day of Oct, 2019.

[Signature]
Notary Public
My Commission Expires 3/12/21



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EXHIBIT A

Permanent Index Number: 16-21-306-028-0000

Common Address of Property: 1845 S. 55th Ave., Cicero, IL 60804

Legal Description:

ALL THAT PART OF BLOCK 6 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SOUTH 55TH AVENUE 120.0 FEET NORTH OF THE SOUTH LINE OF WEST 19TH STREET, THENCE EAST ON A LINE PARALLEL WITH AND 120.0 FEET NORTH OF THE SOUTH LINE OF SAID WEST 19TH STREET, EXTENDED EAST A DISTANCE OF 160.23 FEET TO A POINT 38.0 FEET WEST OF THE EAST LINE OF THE 20.0 FOOT EASEMENT GRANTED TO THE BALTIMORE AND OHIO, CHICAGO TERMINAL RAILROAD COMPANY, THENCE NORTHEASTERLY IN A STRAIGHT LINE 151.08 FEET TO A POINT IN THE WEST LINE OF SAID 20.0 FOOT EASEMENT; THENCE WEST ON A LINE PARALLEL WITH AND 270.0 FEET NORTH OF THE SOUTH LINE OF WEST 19TH STREET, EXTENDED EAST, 178.18 FEET TO THE EAST LINE OF SOUTH 55TH AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTH 55TH AVENUE, 130.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Exception 1-7.
2. Taxes for the year(s) 2019 are a lien not yet due and payable.
3. Roads and highways, with tracks and railroad right of way.
4. Possible encroachment of the 1 story brick building located mainly on the Land North and adjoining disclosed by inspection.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

KINGSMEN LLC, an Illinois limited liability company, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

Affiant further states that KINGSMEN LLC makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

KINGSMEN LLC,
an Illinois limited liability company

By: _____

Name: Greg Berkowitz

Its: manager

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 Greg Berkowitz, as manager of KINGSMEN 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 and s/he signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the corporation for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 23 day of Oct, 2019.

My Commission Expires

3/12/21

Notary Public

