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This Instrument Was Prepared By:

Haynes and Boone, LLP
2323 Victory Avenue, Suite 700
Dallas, Texas 75219

Upon Recording Return To:

6952 S Cottage Grove, LLC
1038 Longvalley Rd.
Glenview, IL 60025

Mail Tax Bill To:

6952 S Cottage Grove, LLC
1038 Longvalley Rd.
Glenview, IL 60025

SPECIAL WARRANTY DEED

(6952 S. Cottage Grove Ave., Chicago, IL)

December 3, 2019 ("Effective Date")



Doc# 1934645006 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2019 09:45 AM PG: 1 OF 4

Illinois Bell Telephone Company, LLC, an Illinois limited liability company, successor by conversion to Illinois Bell Telephony Company, an Illinois corporation, having an address of 225 W. Randolph Street, 13th Floor/Chicago, IL 60606 ("**Grantor**"), in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its/his/her heirs and assigns, **FOREVER** to **6952 S Cottage Grove, LLC**, an Illinois limited liability company (the "**Grantee**"), that certain parcel or parcels of land in the County of Cook, State of Illinois, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings, improvements, and fixtures located therein and thereon (collectively, the "**Property**"), and all easements, rights and interests appurtenant thereto.

The Property and this conveyance are subject to real estate taxes for 2019, and all exceptions, encumbrances and other matters described in Exhibit B attached hereto and incorporated by reference (collectively, the "**Permitted Exceptions**").

Grantor, as its sole warranty herein, specially warrants to Grantee, and the successors and assigns of Grantee, that it will forever defend title to the Property against those claims, and only those claims, of all persons who shall claim title to, or assert claims affecting the title to, the Property, or any part thereof, under, by, or through, or based upon the acts of, Grantor, but not otherwise, excepting however, the Permitted Exceptions.

[Signature Page to Follow]

Return To:

Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560

4842-0681-8733

YVL-CRE-2019CO-7870

Handwritten initials and marks on the right side of the page, including a large '4' and other illegible scribbles.

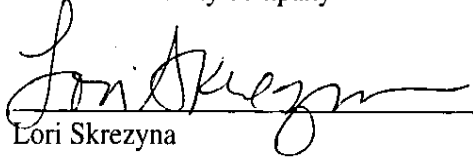
UNOFFICIAL COPY

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed effective as of the Effective Date.

GRANTOR:

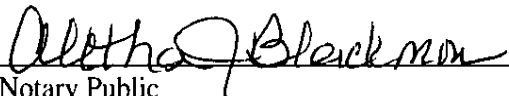
Illinois Bell Telephone Company, LLC
an Illinois limited liability company

By: 
Name: Lori Skrezyna
Title: Senior Manager of Corporate Real Estate

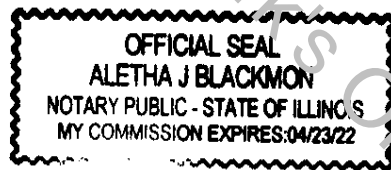
STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

I, Aletha J. Blackmon, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Lori Skrezyna, personally known to me to be the Senior Manager of Corporate Real Estate of Illinois Bell Telephone Company, LLC, an Illinois limited liability company, and personally known to me to be the Senior Manager of Corporate Real Estate of said limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Senior Manager of Corporate Real Estate she signed and delivered the said instrument pursuant to authority, given by the members of said limited liability company as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of November, 2019.


Notary Public

My Commission Expires 04-23-22




REAL ESTATE TRANSFER TAX 06-Dec-2019

		COUNTY:	420.00
		ILLINOIS:	840.00
		TOTAL:	1,260.00

20-22-424-037-0000 | 20191201659773 | 2-025-456-992

REAL ESTATE TRANSFER TAX 06-Dec-2019

	CHICAGO:	6,300.00
	CTA:	2,520.00
	TOTAL:	8,820.00 *

20-22-424-037-0000 | 20191201659773 | 1-644-725-600

* Total does not include any applicable penalty or interest due.

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 41, 42, 43, AND THE NORTH HALF OF LOT 44 IN SUPERIOR COURT PARTITION OF THE SOUTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT TAX NUMBER: 20-22-424-037

Commonly Known As: 6952 S. Cottage Grove Ave., Chicago, IL 60637

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EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of taxes for the year 2019 and thereafter.
2. No Further Remediation Letter recorded July 6, 2006 as Document No. 0618710044 made by the Illinois Environmental Protection Agency in the Cook County Recorder's Office.
3. An ALTA/NSPS Survey by Marchese and Sons, Inc. dated April 25, 2019 as Order No. 19-16576 discloses electrical and aerial wires, aerial lights, wood service poles, hydrants, gas meter and lines, water valves and lines, and catch basins, and other unknown underground utilities. Subject to the rights of the municipality or any public or quasi-public utility companies to use, access, improve, repair, or maintain said poles, lines, conduits, pipes, sewers, etc.
4. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Rights of way for drainage ditches, tiles, feeders and laterals, if any.