

# UNOFFICIAL COPY

**This Instrument Prepared By:**

John T. Roselli, Esq.  
Fuchs & Roselli, Ltd.  
200 S. Wacker Drive, #600  
Chicago, IL 60606

**After Recording, return to:**

Freedom Title Corporation  
2220 Hicks Road  
State 706  
Rolling Meadows, IL 60008

Address: See Exhibit A  
attached.

PIN: See Exhibit A attached



Doc# 2001755101 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2020 02:14 PM PG: 1 OF 6

6718416 1/3

## SPECIAL WARRANTY DEED

THAT WOLCOTT CORNERS, L.L.C., an Illinois limited liability company ("**Grantor**"), whose mailing address is c/o Lakefront Management, Inc., 6822 North Wayne Avenue, Chicago, Illinois 60626, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto 1900 WEST PRATT LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is 14 Main Street, Park Ridge, Illinois 60068, Attention: James Purcell, that certain real property situated in the County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements thereon and appurtenances relating thereto ("**Property**").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions (defined below) and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantor, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to Warrant and Forever Defend all and singular the Property subject to the Permitted Exceptions unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, all of Grantor's (i) rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property, (ii) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys,

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rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) rights, titles, power, privileges, interest, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

This conveyance is made and delivered subject to those matters of title (the "Permitted Exceptions") set forth on Exhibit B attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 14 day of January, 2019.

GRANTOR:

**WOLCOTT CORNERS, L.L.C.**, an Illinois limited liability company

By:   
Richard J. Falstein, Manager


  
Ahmad Fata, Manager

Property of Cook County Clerk's Office

**THIS IS NOT HOMESTEAD PROPERTY**



Send Real Estate Tax bills to:

1900 West Pratt 100  
14 Main Street  
Park Ridge, IL 60068

REAL ESTATE TRANSFER TAX		16-Jan-2020
	CHICAGO:	59,400.00
	CTA:	23,760.00
	TOTAL:	83,160.00 *

11-31-223-023-0000 | 20191201678814 | 0-373-838-688

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

REAL ESTATE TRANSFER TAX		17-Jan-2020
	COUNTY:	3,360.00
	ILLINOIS:	7,920.00
	TOTAL:	11,880.00

11-31-223-023-0000 | 20191201678814 | 0-370-791-264

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STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF COOK )

This instrument was acknowledged and executed before me this 27th day of DECEMBER, ~~2020~~ 2019, by RICHARD J. FALSTEIN, being a Manager of WOLCOTT CORNERS, L.L.C., an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Limited Liability Company, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of DECEMBER, ~~2020~~ 2019.



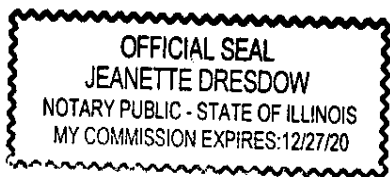
Jeanette Dresdow  
Notary Public

My Commission Expires: Dec. 27 2020

STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF COOK )

This instrument was acknowledged and executed before me this 27th day of DECEMBER, ~~2020~~ 2019, by AHMAD FATA, being a Manager of WOLCOTT CORNERS, L.L.C., an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Limited Liability Company, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of DECEMBER, ~~2020~~ 2019.



Jeanette Dresdow  
Notary Public

My Commission Expires: DEC 27 2020

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### Legal Description

LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOTS 21, 22, AND 23 IN  
BLOCK 46 IN ROGERS PARK, IN SECTIONS 30, 31, AND 32, TOWNSHIP  
41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

P.I.N.: 11-31-223-023 - 0000

Common Address: 6800-6808 North Wolcott<sup>Ave</sup> 1900-1906 West Pratt Boulevard, Chicago,  
Illinois 60626

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

1. General real estate taxes for the year 2019 and subsequent years.
2. Existing unrecorded leases pursuant to rent roll attached to ALTA Statement of even date herewith, as Tenants only, with no options to purchase or rights of first refusal, and all rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.
3. Encroachment of the building located mainly on the land onto the property East and adjoining by approximately 0.04 feet, as shown on Plat of Survey Number 1900-06 prepared by Central Survey Co., Inc. dated July 11, 1995.
4. Encroachment of six wood planters located mainly on the land onto the property South and adjoining by approximately 4.5 feet as shown on Plat of Survey Number 1900-06 prepared by Central Survey Co., Inc. dated July 11, 1995.

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