

UNOFFICIAL COPY

7719-5528 1/2

THIS DEED WAS PREPARED BY:

Matthew Brotschul
Brotschul Potts LLC
30 N. LaSalle, Suite 1402
Chicago, Illinois 60602



Doc# 2005217103 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 12:51 PM PG: 1 OF 4

AFTER RECORDING SEND DOCUMENT

TO:

Chad M. Poznansky
Clark Hill PLC
130 E. Randolph St., Suite 3900
Chicago, Illinois 60601

WARRANTY DEED

THIS WARRANTY DEED is made as of this 15th day of February, 2020, by LISTER ACQUISITIONS, LLC, an Illinois limited liability company with an address of 806 N. Peoria, 5th Floor, Chicago, IL 60642 ("Grantor"), in favor of DAMEN AND LISTER LLC, an Illinois limited liability company with an address of 639 W. Diversey Pkwy, Suite, 208, Chicago, IL 60614 ("Grantee");

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS and WARRANTS to Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property") subject to the following: (i) covenants, conditions, and restrictions of record if any, provided they do not materially interfere with the current use and enjoyment of the Property; (ii) public and utility easements if any, provided they do not materially interfere with the current use and enjoyment of the Property; (iii) acts done by or suffered through Grantee; (iv) existing leases and tenancies as disclosed on the certified tax roll delivered to Grantee on February 19, 2020; (v) general real estate taxes not yet due and payable as of the date hereof; (vi) the documents recorded in the Cook County Recorder of Deeds Office as document numbers 00287410 and 1621129067; (vii) matters shown on the survey of the Property with a file number of 2018-25719 performed by United Survey Service, LLC dated February 4, 2020; and (viii) all documents related to the loan given on the Property between Grantor and CBRE Multifamily Capital, Inc. made on or about March 1, 2018 in the principal amount of \$10,606,000.00.

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple.

REAL ESTATE TRANSFER TAX

20-Feb-2020



CHICAGO:	98,625.00
CTA:	39,450.00
TOTAL:	138,075.00 *

14-31-207-061-0000 | 20200201618865 | 0-258-246-496

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

S Y
P 4
S 1
CO 1
CO Y
T 2020

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOTS 2, 3, 4 AND 5 (TAKEN AS A TRACT) LYING WEST OF A LINE THAT IS 84.72 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF NORTH DAMEN AVENUE IN THE SUBDIVISION OF LOTS 1 TO 5, BOTH INCLUSIVE, IN BLOCK 2 IN FULLERTON ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

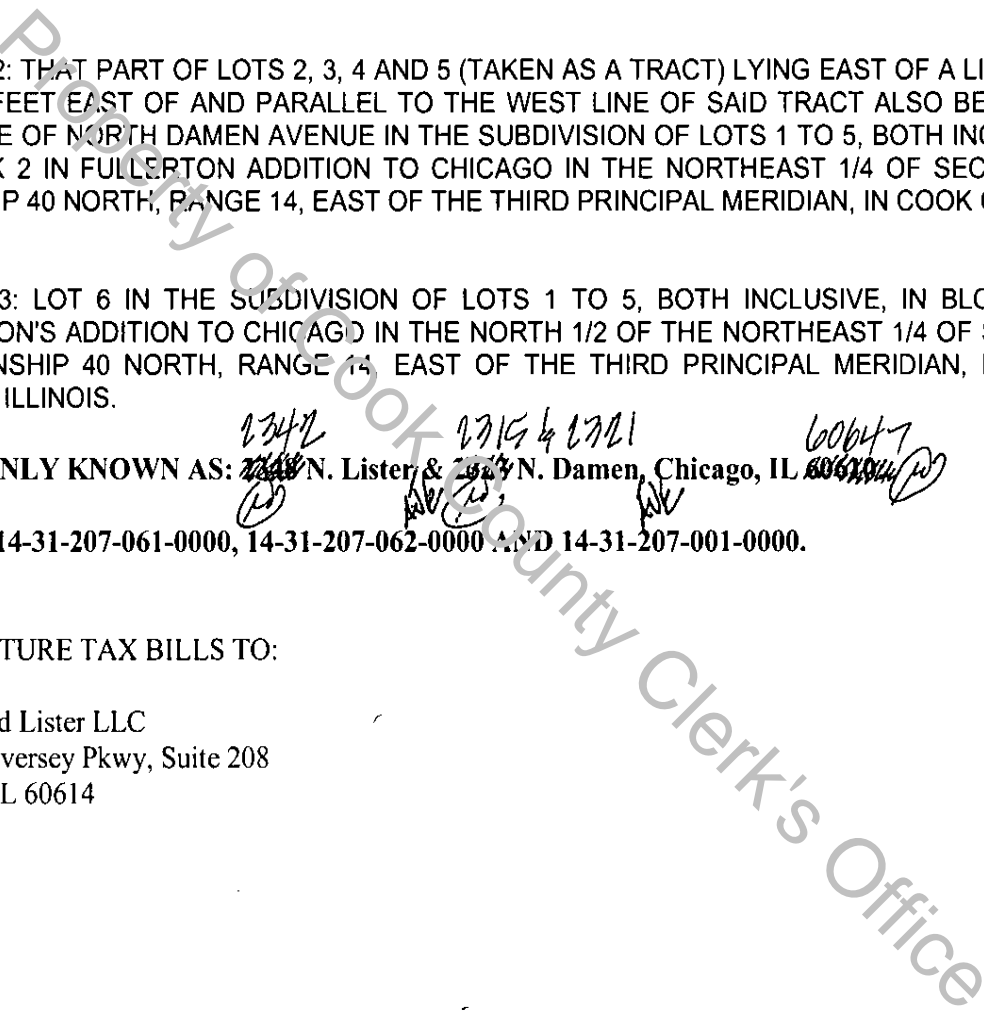
PARCEL 2: THAT PART OF LOTS 2, 3, 4 AND 5 (TAKEN AS A TRACT) LYING EAST OF A LINE THAT IS 84.72 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF NORTH DAMEN AVENUE IN THE SUBDIVISION OF LOTS 1 TO 5, BOTH INCLUSIVE, IN BLOCK 2 IN FULLERTON ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 6 IN THE SUBDIVISION OF LOTS 1 TO 5, BOTH INCLUSIVE, IN BLOCK 2 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: ²³⁴²~~2342~~ N. Lister & ^{2715 & 2721}~~2715~~ N. Damen, Chicago, IL ⁶⁰⁶⁴⁷~~60614~~
PIN NO. 14-31-207-061-0000, 14-31-207-062-0000 AND 14-31-207-001-0000.

SEND FUTURE TAX BILLS TO:

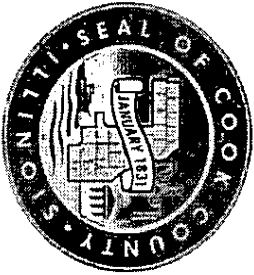
Damen and Lister LLC
639 W. Diversey Pkwy, Suite 208
Chicago, IL 60614



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

19-Feb-2020



COUNTY:	1,272.00
ILLINOIS:	2,544.00
TOTAL:	3,816.00

14-31-207-061-0000

20200201618865

1-970-132-832

Property of Cook County Clerk's Office