

# UNOFFICIAL COPY

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WHEN RECORDED  
MAIL TO:

See attached

MAIL FUTURE TAX  
STATEMENTS TO:

See attached



Doc# 2014308016 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2020 11:08 AM PG: 1 OF 5

89840020 CB 2/4

## SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, The 6300 WEST ROOSEVELT PARTNERSHIP, L.P., an Illinois limited partnership ("Grantor"), hereby grants and conveys to DANDELION EMPIRE, LLC, an Illinois limited liability company ("Grantee"), the real property located at 6300 W. Roosevelt Road, Oak Park, Illinois in Cook County, Illinois, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

together with all right, title, claim and interest of Grantor in and to all improvements located on the Property; all appurtenant rights, privileges and easements, if any, benefiting the Property, including all of Grantor's rights, if any, in and to all mineral and water rights and all easements, licenses, covenants and other rights-of-way or other appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and those matters shown on Exhibit B, attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

[Signature page follows]

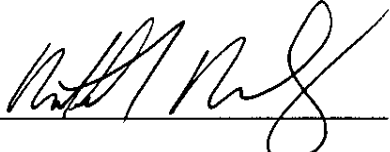
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Dated this 15 day of May, 2020,

**GRANTOR:**

The 6300 WEST ROOSEVELT  
PARTNERSHIP L.P.,  
an Illinois limited partnership

By: MacNeal Management Services, Inc.,  
its General Partner

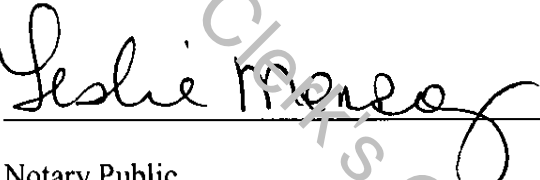
By:   
MICHAEL T. MALONEY

STATE OF TEXAS )

COUNTY OF DALLAS )

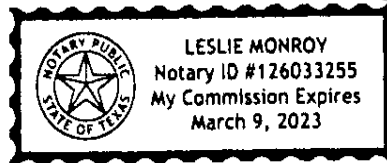
The foregoing instrument as acknowledged before me this 15 day of May 2020, by Michael Maloney as Vice President of MacNeal Management Services, Inc., General Partner of The 6300 West Roosevelt Partnership, L.P., an Illinois limited partnership, on behalf of said corporation and said limited partnership.

WITNESS my hand and official seal,

  
Notary Public

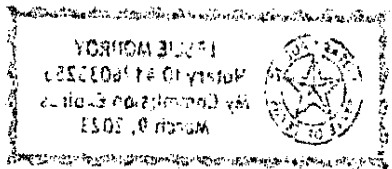
My commission expires: MARCH 9, 2023

This instrument was prepared by:  
J. Scott Jackson  
Fishman Jackson Ronquillo PLLC  
13155 Noel Road, Suite 700  
Dallas, Texas 75240



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Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

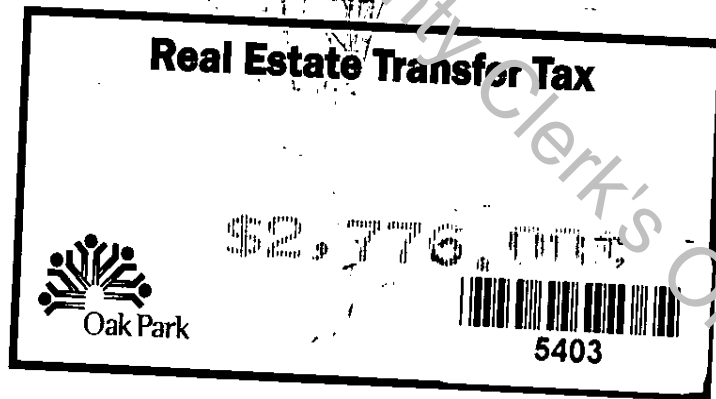
Property:

LOT 111 (EXCEPT THE NORTH 50 FEET), ALL OF LOTS 112, 113, 114 AND LOT 115 (EXCEPT THE WEST 1 FEET AND 1/8 INCH OF LOT 115) IN BEIFIELD'S ADDITION TO SOUTH RIDGELAND IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS:

16-17-325-040-0000
16-17-325-041-0000
16-17-325-042-0000
16-17-325-046-0000
16-17-325-048-0000

ADDRESS OF REAL ESTATE: 6300 West Roosevelt Road, Oak Park, Illinois 60304



REAL ESTATE TRANSFER TAX		18-May-2020
	COUNTY:	173.50
	ILLINOIS:	347.00
	TOTAL:	520.50
16-17-325-046-0000	20200501680172	1-298-222-304

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## EXHIBIT B

### EXCEPTIONS TO TITLE TO THE PROPERTY

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. AGREEMENT FILED MAY 3, 1961 AS DOCUMENT LR1976176 BETWEEN NICKOLAS J. TALLERICO AND ISABELLE TALLERICO, PARTIES OF THE FIRST PART AND FRANK S. CARQUEVILLE AND BARBARA C. CARQUEVILLE, PARTIES OF THE SECOND PART WHEREIN PARTIES OF THE FIRST PART GRANT, ASSIGN AND SET OVER TO THE PARTIES OF THE SECOND PART SO MUCH OF THE WEST 7/8THS OF AN INCH OF PROPERTY DESCRIBED AS LOT 115 (EXCEPT THE WEST 1 FOOT AND 1/8TH INCH THEREOF) AS IS NOT ALREADY OCCUPIED BY THE BUILDING NOW LOCATED ON SAID PREMISES AND SO LONG AS THE BUILDING TO BE CONSTRUCTED BY PARTIES OF THE SECOND PART REMAINS IN EXISTENCE; UNDER CONDITIONS AND PROVISIONS CONTAINED THEREIN. (Affects Lot 115)
3. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 1.16 FEET.
4. ENCROACHMENT OF THE STEEL GUARD RAILS LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE LAND BY AN UNDISCLOSED AMOUNT.