

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Lawrence A. Elster, Esq.
3924 W Estes
Lincolnwood, IL 60712

AFTER RECORDING, THIS INSTRUMENT
SHOULD BE RETURNED TO:

William M. Brennan
Goldstine, Slodkowski, Russian, Nemecek and Hoff, Ltd.
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527-0860

MAIL TAX BILLS TO:

1436 Randolph, LLC
2200 Cabot Drive
Suite 110
Lisle, IL 60532



Doc# 2020240088 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 07/20/2020 03:33 PM PG: 1 OF 3

The above space for recorder's use only

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 8th day of July, 2020, by and between **WFLP RANDOLPH, LLC**, an Illinois limited liability company ("**Grantor**"), and **1436 RANDOLPH, LLC** an Illinois limited liability company ("**Grantee**"), having an address of 2200 Cabot Drive, Suite 110, Lisle, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum 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 in fee simple unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property"). This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook County, Illinois, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

FIDELITY NATIONAL TITLE FCHI 200030840
4-210

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Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

The Real Property is not homestead property.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 8th day of July, 2020.

WFLP RANDOLPH, LLC

an Illinois limited liability company

By: Michael B. Weiss

Print Name: Michael B. Weiss

Its Sole Manager

STATE OF Illinois)

) SS.

COUNTY OF Cook)

I, Lawrence A. Elster, a Notary Public, do hereby certify that Michael B. Weiss, not individually, but solely in his capacity as sole manager of **WFLP RANDOLPH, LLC**, an Illinois 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 he signed and delivered the said instrument as in his capacity aforesaid pursuant to authority, as a free and voluntary act, and as the free and voluntary act and deed of **WFLP RANDOLPH, LLC** for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of July, 2020



Lawrence A. Elster

Notary Public

My Commission Expires:

REAL ESTATE TRANSFER TAX 09-Jul-2020



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-08-322-014-0000 | 20200601606060 | 1-838-627-552

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

REAL ESTATE TRANSFER TAX 09-Jul-2020



COUNTY: 2,750.00
ILLINOIS: 5,500.00
TOTAL: 8,250.00

17-08-322-014-0000 | 20200601606060 | 0-906-918-624

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1:

Lot 16 and the Northwest 12 feet of Lot 17 in Block 1 in Union Park Addition to Chicago (Ante Fire plat recorded May 20, 1854 as Document No. 51099), being a subdivision of Lots 5 and 6 in the Circuit Court Partition (Ante Fire plat - recording info not available) of the Southwest Quarter of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1436 W. Randolph, Chicago, Illinois

Permanent index number: 17-08-322-014-0000

Property of Cook County Clerk's Office