

# UNOFFICIAL COPY



\*2022717110\*

**This instrument was prepared by:**

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180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601

Doc# 2022717110 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/14/2020 11:52 AM PG: 1 OF 5

**After recording return to:**

Larry H. Pachter  
Pachter, Gregory & Raffaldini, P.C.  
100 Village Green, Suite 200  
Lincolnshire, Illinois 60069

PT20-56040-I

5 of 14

## SPECIAL WARRANTY DEED

This Indenture, made as of the 28 day of July, 2020, between **SOUTHSIDE PROPERTY GROUP LLC**, an Illinois limited liability company, of 765 East 69<sup>th</sup> Place, Chicago, IL 60637 ("Grantor"), and **GI 1305 W 82ND LLC**, an Illinois limited liability company, of 3856 W. Oakton Street, Skokie, IL 60076, as to an undivided 80.8% interest, and **YJM-NM CHICAGO T1B, LLC** a Delaware limited liability company, of 223 Limestone Drive, Ridgefield, CT 06377, as to an undivided 19.2% interest, as Tenants in Common ("Grantee").

### WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Property") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject to* the matters set forth on Exhibit B.

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

S Y  
P S  
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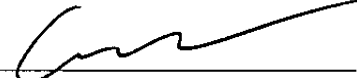
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IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

**SOUTHSIDE PROPERTY GROUP LLC,  
an Illinois limited liability company**

By: Lakeshore Advisors LLC, its Manager

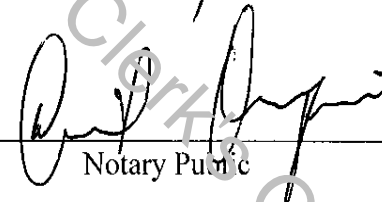
By: Welker General Partnership, its Manager

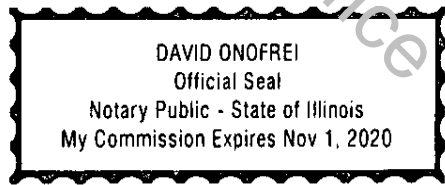
By:   
Eric Green, its General Partner

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, a Notary Public in and for said County and State, do hereby certify that Eric Green, the General Partner of Welker General Partnership, the Manager of Lakeshore Advisors LLC, the Manager of Southside Property Group LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24 day of July, 2020.

  
Notary Public



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## EXHIBIT A to SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

LOT 1 IN BLOCK 25 IN THE FOURTH ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 13, 14, 15 AND 16 OF CIRCUIT COURT PARTITION IN THE NORTHWEST 1/4 IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMON ADDRESS: 1305 WEST 82ND STREET, CHICAGO, IL 60620

PIN: 20-32-129-015-0000

Property of Cook County Clerk's Office

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## EXHIBIT B to SPECIAL WARRANTY DEED

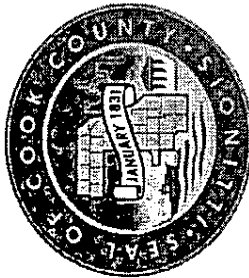
### PERMITTED EXCEPTIONS

1. Taxes or special assessments which are not yet due and payable or delinquent including the year 2020 and thereafter.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase.
3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), relating to use, character, cost and location contained in the document recorded April 20, 1920 as Document Number 6797762 which does not contain a reversionary or forfeiture clause.
4. The following matters as disclosed on that certain ALTA/ NSPS Survey as prepared by United Survey Service, LLC, dated February 18, 2020, last revised July 20, 2020, and known as File No. 2020-27391 (hereinafter the "Survey"):
  - A. Encroachment of the iron fence by approximately 0.23 feet to 0.56 feet over and onto the property to the North;
  - B. Encroachment of the iron fence by approximately 0.22 feet to 0.48 feet over and onto the property to the East; and
  - C. Encroachment of the cyclone fence by approximately 0.54 feet over and onto the property to the South.

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REAL ESTATE TRANSFER TAX

29-Jul-2020



COUNTY: 587.50  
ILLINOIS: 1,175.00  
TOTAL: 1,762.50

20-32-129-018-0000

20200701634125

1-108-238-048

REAL ESTATE TRANSFER TAX

29-Jul-2020



CHICAGO: 8,812.50  
CTA: 3,525.00  
TOTAL: 12,337.50 \*

20-32-129-018-0000 | 20200701634125 | 0-896-465-632

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

Property of Cook County Clerk's Office