


# UNOFFICIAL COPY

**This instrument was prepared by:**

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**After recording return to:**

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



\*2022717113D\*

Doc# 2022717113 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/14/2020 11:53 AM PG: 1 OF 5

## SPECIAL WARRANTY DEED

PT20-56040-J  
8 of 13

This Indenture, made as of the 28 day of July, 2020, between **WOODLAWN PROPERTIES LLC**, an Illinois limited liability company, of 765 East 69<sup>th</sup> Place, Chicago, IL 60637 ("Grantor"), and **GI 7502 S EGGLESTON 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 TIB, LLC** a Delaware limited liability company, of 223 Limestone Drive, Ridgefield, CT 06877, 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 5

S X

M   

SC X

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INT


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

**WOODLAWN PROPERTIES LLC,**  
an Illinois limited liability company

By: Lakeshore Advisors LLC, its Manager

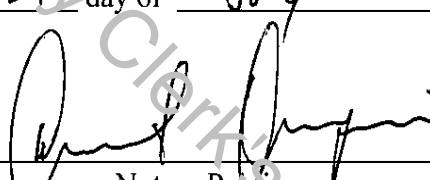
By: Welker General Partnership, its Manager

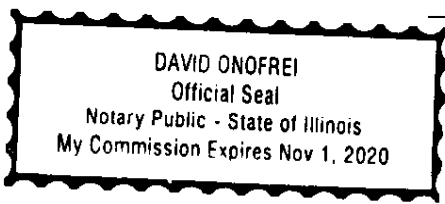
By:   
Eric Green, its General Partner

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 WOODLAWN PROPERTIES 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

LOTS 1 AND 19 IN BLOCK 4 IN AUBURN PARK IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7502 S. EGGLESTON AVE., CHICAGO, IL 60620

PIN: 20-28-305-001-0000

Property of Cook County Clerk's Office

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## EXHIBIT B to SPECIAL WARRANTY DEED

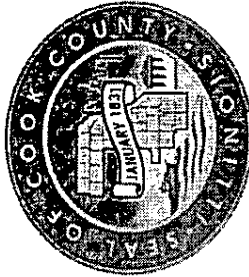
### PERMITTED EXCEPTIONS

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. A 25 foot building line from the East of property line as shown on the Plat of Auburn Park recorded November 10, 1887 as Document Number 893174.  
(affects Lot 19)
4. Terms, conditions and covenants contained in Regulatory Agreement dated September 1, 2006 and recorded April 24, 2007 as Document Number 0711439126 by and between the City of Chicago, Illinois by and through its Department of Housing and Community Investment Corporation.
5. The following matters as disclosed on that certain ALTA Survey, dated February 22, 2020, and last revised July 27, 2020, as prepared by Professionals Associated Survey, Inc., as Order Number 17-92818 (hereinafter the "Survey"):
  - A. Encroachment of the 3-story brick building onto the public way North and adjoining by up to 0.09 feet;
  - B. Encroachment of the iron fence onto the public way West and adjoining by up to 16.25 feet;
  - C. Encroachment of the iron fence onto the property South and adjoining by up to 0.44 feet;
  - D. Encroachment of the iron fence onto the public way East and adjoining by up to 0.09 feet; and
  - E. Violation of the building line by the 3-story brick building by up to 8.16 feet.

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REAL ESTATE TRANSFER TAX

29-Jul-2020



COUNTY: 1,125.00  
ILLINOIS: 2,250.00  
TOTAL: 3,375.00

20-28-305-001-0000

20200701634061

0-959-401-6966

REAL ESTATE TRANSFER TAX

30-Jul-2020



CHICAGO: 16,875.00  
CTA: 6,750.00  
TOTAL: 23,625.00 \*

20-28-305-001-0000 | 20200701634061 | 0-728-362-720

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

Property of Cook County Clerk's Office