

UNOFFICIAL COPY



2023722050

When recorded, return to:

Doc# 2023722050 Fee \$88.00

David S. Spewak
Berger, Cohen & Brandt, L.C.
8000 Maryland Avenue
Suite 1500
Clayton, Missouri 63105

RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 08/24/2020 10:14 AM PG: 1 OF 5

AP 2024 003 1st 3 L

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, GW FIDELITY 26TH STREET, LLC, an Illinois limited liability company (the "Grantor"), whose mailing address is 221 N Elston Street, Suite 304, Chicago, IL 60614, hereby conveys and specially warrants to PARA JC, LLC, an Illinois limited liability company ("Grantee"), the following described real property situated in Cook County, Illinois together with all rights and privileges appurtenant thereto:

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

SUBJECT TO: Only those matters as are set forth in Exhibit B attached hereto and made a part hereof ("Permitted Encumbrances").

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The undersigned person or persons executing this deed on behalf of Grantor represents and certifies that they are fully empowered to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

Near North National Title
222 N. LaSalle
Chicago, IL 60601



S Y
P 5
S 4
M _____
SC _____
E _____
INTS _____

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Dated this 14 day of June, 2020.

Grantor: GW FIDELITY 26th STREET
An Illinois limited liability company

By: GW Property Group, LLC—Series 13
A Delaware limited liability company
Its Manager

By: The Mitchell Goltz Living Trust u/t/a June 11, 2014, A Member

By: Mitch Goltz
Mitch Goltz, Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 14 day of June, 2020, by Mitch Goltz as Trustee of the Mitchell Goltz Living Trust u/t/a June 11, 2014 and Shai Wolkowicki, the members of GW PROPERTY GROUP LLC - SERIES 13, a Delaware limited liability company, on behalf of the company.

Natalie Renee Acierio
Notary Public – Signature

Natalie Renee Acierio
Notary Public – Printed


My Commission expires: 8/4/2020

County of Residence: Cook



This instrument prepared by:
Stephanie I. Engstrom
Jaffe & Berlin, L.L.C.
111 W Washington Street, Suite 900
Chicago, Illinois 60602



Tax Bill Address:
Para JC, LLC
c/o Chong Lee
6295 Whitetail Drive
Coopersburg, PA 18036

REAL ESTATE TRANSFER TAX		01-Jul-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-25-127-035-0000 | 20200601616549 | 1-774-623-456
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Jul-2020
	COUNTY:	1,871.25
	ILLINOIS:	3,742.50
	TOTAL:	5,613.75

16-25-127-035-0000 | 20200601616549 | 1-192-009-440

UNOFFICIAL COPY

Exhibit A
Legal Description of the Property

PIN: 16-25-127-035-0000, 16-25-127-025-0000, and 16-25-127-026-0000

PARCEL 1:

LOTS 24, 25 AND THE WEST 20.74 FEET OF 26 IN BLOCK 7 IN CASS SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 85 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SACRAMENTO AVENUE, NORTH OF THE NORTH LINE OF 26TH STREET AND WEST OF THE WEST LINE OF CASS SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1886 AS DOCUMENT NUMBER 730704, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 7 IN COUNTY CLERK'S DIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2950 W. 26th St.

Chicago, IL 60623

UNOFFICIAL COPY

Exhibit B **Permitted Encumbrances**

1. General real estate taxes for the years 2019, 2020 and subsequent years.

Tax number: 16-25-127-035-0000, 16-25-127-036-0000, 16-25-127-025-0000 and 16-25-127-026-0000

2. The land lies within the boundaries of a Special Service Area 25 as disclosed by ordinance recorded as document 0336318002 and as document no. 0833645027 and is subject to additional taxes under the terms of said ordinance and subsequent ordinances.
3. Easement Agreement dated August 10, 2018 and recorded August 14, 2018 as document number 1822645036 by and between S.N.P. CORP., an Illinois corporation and GW Fidelity 26th Street LLC, an Illinois limited liability company, for a perpetual easement over, upon, across and above the Land.
4. Rights of East Oaks Dialysis, LLC, successor-in-interest to Total Renal Care, Inc., as tenant under an existing unrecorded lease and of all parties claiming by, through or under them.
5. Ordinance recorded as document no. 87191374 relating to Enterprise Zone I, and the terms and conditions contained therein.
6. Ordinance recorded as document no. 93906284 relating to Enterprise Zone I, and the terms and conditions contained therein.

UNOFFICIAL COPY

Exhibit B Permitted Encumbrances

1. General real estate taxes for the years 2019, 2020 and subsequent years.

Tax number: 16-25-127-035-0000, 16-25-127-036-0000, 16-25-127-025-0000 and 16-25-127-026-0000

2. The land lies within the boundaries of a Special Service Area 25 as disclosed by ordinance recorded as document 0336318002 and as document no. 0833645027 and is subject to additional taxes under the terms of said ordinance and subsequent ordinances.
3. Easement Agreement dated August 10, 2018 and recorded August 14, 2018 as document number 1822645036 by and between S.N.P. CORP., an Illinois corporation and GW Fidelity 26th Street LLC, an Illinois limited liability company, for a perpetual easement over, upon, across and above the Land.
4. Rights of East Oaks Dialysis, LLC, successor-in-interest to Total Renal Care, Inc., as tenant under an existing unrecorded lease and of all parties claiming by, through or under them.
5. Ordinance recorded as document no. 87191374 relating to Enterprise Zone I, and the terms and conditions contained therein.
6. Ordinance recorded as document no. 93906284 relating to Enterprise Zone I, and the terms and conditions contained therein.