

# UNOFFICIAL COPY

Doc#: 2026620193 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/22/2020 12:04 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

This instrument was prepared by:

James B. Allen, Esq.  
Ginsberg Jacobs LLC  
300 S. Wacker Drive, Suite 2750  
Chicago, Illinois 60606

Dec ID 20200301647175  
ST/CO Stamp 1-924-746-976 ST Tax \$525.00 CO Tax \$262.50  
City Stamp 1-131-691-744 City Tax: \$5,512.50

After recording return to:

Kris E. Curran  
Nixon Peabody LLP  
70 W. Madison, Suite 3500  
Chicago, Illinois 60602

(The above space for Recorder's use only)

**THIS SPECIAL WARRANTY DEED** is made and entered into as of this 31 day of July, 2020, by **NORTH COLUMBIAN LLC**, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, having an address of 7061 W. North Avenue, Suite 256, Oak Park, Illinois 60302, as grantor (the "**Grantor**") in favor of **NORTH AVENUE 531 LLC**, an Illinois limited liability company having an address of 141 W. Jackson, Suite 1404, Chicago Illinois 60604, as Grantee (the "**Grantee**").

**KNOW ALL MEN BY THESE PRESENTS** that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 6746 W. North Avenue and 6750-58 W. North Avenue in Chicago, Illinois 60707, and legally described on **Exhibit A** attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "**Property**").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[EXECUTION PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 24 day of July, 2020.

**GRANTOR:**

**NORTH COLUMBIAN LLC**, an Illinois limited liability company

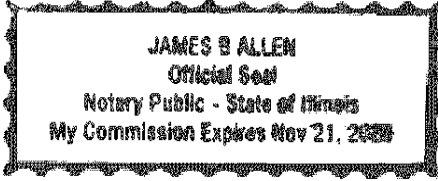
By: [Signature]  
Print Name: Matthew Cairo  
Its: Sole Member

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK

I, James B. Allen a Notary Public, do hereby certify that Matthew Cairo, personally known to me to be the Sole Member of North Columbian 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 the Sole Member of said company, pursuant to authority, as a free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 24 day of July, 2020.

[Signature]  
Notary Public



My Commission Expires:  
November 21, 2020

Send subsequent tax bills to:

Five Thirty One Partners LLC  
141 W. Jackson, Ste. 2032  
Chicago, IL 60604

Attn: Donna Hyde

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## Exhibit A to Special Warranty Deed

### LEGAL DESCRIPTION

#### Parcel 1:

The West 5 feet of Lot 413 and all of Lot 414 in Galewood, being a subdivision in the Southeast Quarter of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 6746 W. North Avenue, Chicago, IL 60707

PIN: 13-31-418-045-0000

#### Parcel 2:

Lots 415, 416, 417 and 418 all in Galewood, being a subdivision in the Southeast Quarter of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 6750-58 W. North Avenue, Chicago, IL 60707

PINs: 13-31-418-029-0000

13-31-418-030-0000

13-31-418-031-0000

13-31-418-032-0000

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

1. Real property taxes not yet due and payable.

Property of Cook County Clerk's Office