

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument was prepared by:

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

After recording return to:

Kris E. Curran
Nixon Peabody LLP
70 W. Madison, Suite 2500
Chicago, Illinois 60602
"CT" CCH 19010910
1085 SFI



Doc# 2028122163 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/07/2020 03:48 PM PG: 1 OF 4

(The above space for Recorder's use only)

July 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 6700 W. North Avenue and 6754 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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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

LOTS 291 TO 300, BOTH INCLUSIVE 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: 6700 W. North Avenue, Chicago, Illinois 60707

PIN: 13-31-419-037-0000

13-31-419-038-0000

13-31-419-041-0000

LOTS 173 TO 182, BOTH INCLUSIVE, 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: 6632-6658 W. North Avenue, Chicago, Illinois 60707

PIN: 13-31-420-027-0000

13-31-420-028-0000

13-31-420-029-0000

13-31-420-030-0000

13-31-420-031-0000



13-31-420-032-0000


13-31-420-033-0000

13-31-420-034-0000

13-31-420-035-0000

13-31-420-036-0000

REAL ESTATE TRANSFER TAX		03-Aug-2020
		COUNTY: 950.00
		ILLINOIS: 1,900.00
		TOTAL: 2,850.00
13-31-419-037-0000 2020030166896 1-712-111-328		

REAL ESTATE TRANSFER TAX		03-Aug-2020
		CHICAGO: 14,250.00
		CTA: 5,700.00
		TOTAL: 19,950.00
13-31-419-037-0000 20200301646896 0-934-207-200		

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

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Real property taxes not yet due and payable.

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office