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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 3500
Chicago, Illinois 60002
"CT" CCHT 1901 CALL



Doc# 2028122163 Fee \$88.00

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

EDHARD 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)

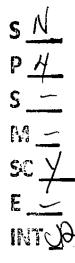
THIS SPECIAL WARKANTY DEED is made and entered into as of this day of 2020, by NORTH COLUMBIAN LLC, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, having an address of 7061 W. North Avenue, Suite 256, Cak 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 Averue and 6754 W. North Avenue in Chicago, Illinois 60707, and legally described on Exhibit A attached here to 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 herero.

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, Grarepresentative on its behalf, as of this	antor has caused these presents to be signed by its duly authorized day of, 2020.
•	
	GRANTOR:
	NORTH COLUMN TO THE COLUMN TO
	NORTH COLUMBIAN LLC, an Illinois limited liability company
	1
	n II latt
	Print Name: Matthew Cairo
	Its: Sole Member
0	
STATE OF ILLINOIS)	
COUNTY OF COOK) SS.	
I, James B. Aller,	a Notary Public, do hereby certify that Matthew Cairo, personally
	No.th Columbian LLC, an Illinois limited liability company, and person whose name is subscribed to the foregoing instrument,
-	d ackr owledged that he signed and delivered the said instrument
A # * A	suant to tuthcrity, as a free and voluntary act, and as the free and
voluntary act and deed of said company f	or the uses and purposes therein set forth.
Given under my hand and notaria	al seal, this day of, 2020.
·	
	Notary Public
JAMES B ALLEN	4
· Official Seat	My Commission Expires:
Notary Public - State of Illinois My Commission Expires Nov 21, 2020	My Commission Expires:
•	Send subsequent tax bills to:
	Five Thirty One Partners LLC
	141 114 W. Jackson, Ste. 2032
	Chicago, IL 60604
	Attn: Donna Hyde

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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 OUARTER 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

13-31-419-037-0000 PIN:

> 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

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 ES	STATE T	RANS' E	R TAX
	<u> </u>	ALL LAND	

950.00 COUNTY: 1,900.00 ILLINOIS: TOTAL:

13-31-419-037-0000

20200 3016 6896 | 1-712-111-328

REAL ESTATE TRANSFER TAX

U3-A 19-2020

CHICAGO: CTA: TOTAL:

14,250 00 5,70 (.00 19,950.00

03-Aug-2020

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

CLORDER OF DEEDS

Clart's Office **COOK COUNTY** RECORDER OF DEEDS