

# UNOFFICIAL COPY

## This instrument was prepared by:

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Doc# 2030234059 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2020 02:47 PM PG: 1 OF 5

## After recording return to:

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

PT20-56040-11

## SPECIAL WARRANTY DEED

149 This Indenture, made as of the 20 day of OCTOBER, 2020, between **76TH AND EAST END LLC, an Illinois limited liability company**, of 765 East 69<sup>th</sup> Place, Chicago, IL 60637 ("Grantor"), and **GI 7625 S East End LLC, an Illinois limited liability company**, of 3856 W. Oakton Street, Skokie, IL 60076, as to an undivided 53.85% interest, and **YJM-NM Chicago T2A, LLC, a Delaware limited liability company**, of 223 Limestone Drive, Ridgefield, CT 06877, as to an undivided 46.15% 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 -  
M -  
SC Y  
E -  
INT JA

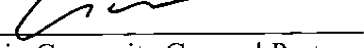
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IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

**76TH AND EAST END LLC,  
an Illinois limited liability company**

By: Lakeshore Advisors LLC, its Manager

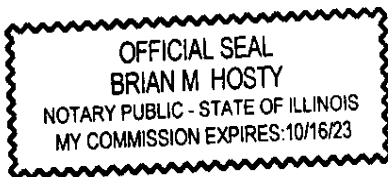
By: Welker General Partnership, its Manager

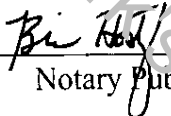
By:   
Eric Green, its General Partner

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 76<sup>th</sup> and East End 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 1<sup>st</sup> day of October, 2020.



  
Notary Public

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## EXHIBIT A to SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

The North 6.00 feet of Lot 36, and all of Lots 37, 38, 39 and 40 in Block 11 in James Stinson's Subdivision of East Grand Crossing in the Southwest Quarter of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 7625 S. East End Avenue, Chicago, IL 60649  
PIN: 20-25-510-008-0000

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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 20 foot building line from the street line as shown on the Plat of Stinson's Subdivision of the East Grand Crossing aforesaid.
4. Violation of the 20 foot building line noted herein by various measurements 3.48 feet; 3.50 feet; 7.20 feet and 7.25 feet, as shown on survey by United Survey Service, LLC dated September 8, 2020 and last revised on September 22, 2020, File No. 2020-27824.
5. Encroachment of cyclone fence located on the property to the North and adjoining onto subject property by 0.37 feet as disclosed on survey prepared by United Survey Service, LLC dated September 8, 2020 and last revised on September 22, 2020, File No. 2020-27824.

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REAL ESTATE TRANSFER TAX

20-Oct-2020



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

20-25-310-008-0000 | 20200901698011 | 0-753-583-072

REAL ESTATE TRANSFER TAX

21-Oct-2020



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

20-25-310-008-0000 | 20200901698011 | 1-260-045-280

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