

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2031121408 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/06/2020 03:49 PM Pg: 1 of 4

Dec ID 20200901612361
ST/CO Stamp 1-222-749-664 ST Tax \$4,150.00 CO Tax \$2,075.00
City Stamp 0-582-495-712 City Tax: \$43,575.00

FIRST AMERICAN TITLE
FILE # 3054738 1/3

FIRSTAM: 3054738

THE GRANTOR, **820 WOLCOTT LLC**, a limited liability company 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 its' principal place of business 820 N. Wolcott Avenue, Chicago, Illinois 60622, for and in consideration of **Ten and 00/100 Dollars**, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS** to **CHICAGO WOLCOTT LLC**, a limited liability company 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 its' principal place of business 930 Woodlands Parkway, Vernon Hills, Illinois 60061, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO: (i) general real estate taxes which are not yet due and payable; (ii) exceptions to title relating to any matters created by, through or under the acts (or omissions to act) of Purchaser; and (iii) the exceptions set forth on Exhibit B.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Numbers: **17-06-434-041-0000 (Parcel 1); 17-06-434-042-0000 (Parcel 3) 17-06-434-053-0000 (Parcel 2)**

Address of Real Estate: **820 N. WOLCOTT AVENUE, CHICAGO, ILLINOIS 60622**

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 28th day of September, 2020.

820 WOLCOTT LLC,
an Illinois limited liability company

By: _____
Name: Michael Cullen Bailey
Title: Manager

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michael Cullen Bailey is personally known to me to be the Manager of the 820 Wolcott LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as Manager he signed and delivered the said instrument pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand this 28th day of September, 2020.



Notary Public

Prepared by:

Rock Fusco & Connelly, LLC
Patrick Clancy
321 N. Clark Street Suite 2200
Chicago, IL 60654

Mail to:

SATC LAW
Alex W. Norlander
222 West Adams Street, Suite 3050
Chicago, IL 60606-5312

Name and Address of Taxpayer:

CHICAGO WOLCOTT, LLC
930 Woodlands Parkway
Vernon Hills, Illinois 60061

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 8 (EXCEPT THE SOUTH 135 FEET THEREOF AND EXCEPT THE NORTH 60.60 FEET THEREOF) IN BLOCK 7 IN SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 2, 4 AND 7 AND THE WEST HALF OF BLOCK 3 AND THE SOUTH HALF OF BLOCK 8 IN COCHRAN AND OTHERS' SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 60.60 FEET OF LOT 8 (EXCEPT THE NORTH 7.30 FEET THEREOF) IN BLOCK 7 IN SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 2, 4 AND 7 AND THE WEST HALF OF BLOCK 3 AND THE SOUTH HALF OF BLOCK 8 IN COCHRAN AND OTHERS' SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 10 FEET OF THE SOUTH 135 FEET OF LOT 8 IN BLOCK 7 IN SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 2, 4 AND 7 AND THE WEST HALF OF BLOCK 3 AND THE SOUTH HALF OF BLOCK 8 IN COCHRAN AND OTHERS' SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B" TITLE EXCEPTIONS

- **Matters disclosed by Survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409, as follows:
Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by Utility Pole, Overhead Wires, Electric Box, Storm Catch Basins/Inlets, Electric Service and Cable TV Box.**
- **Encroachment of the building, located mainly on the subject land, over and into the public right of way along the West line of the land., as disclosed by survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409.**
- **Encroachment of the building, located mainly on the subject land, over and into the public right of way along the East line of the land., as disclosed by survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409.**
- **Encroachment of the concrete stoop, located mainly on the subject land, over and into the public right of way along the East line of the land., as disclosed by survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409.**
- **Encroachment of the iron fence and sliding gate, located mainly on the subject land, over and into the public right of way along the East line of the land., as disclosed by survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409.**
- **Encroachment of the wood fence, located mainly on the subject land, over and onto the property**
- **North of and adjoining the subject land, as disclosed by survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409.**
- **Encroachment of the wood fence, located on the land South of and adjoining over and unto the**
- **subject property, as disclosed by survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409.**
- **Rights of parties in possession in and to the land falling between the fence(s) location(s) and the property line(s) due to the failure of the fence(s) to follow the property line(s) as disclosed by survey dated September 18, 2020 by Thomas A. Molloy, Illinois Professional Land Surveyor No. 3409.**