

UNOFFICIAL COPY

Doc#: 2100840638 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 04:06 PM Pg: 1 of 3

Dec ID 20201101673042
ST/CO Stamp 0-723-490-784 ST Tax \$305.00 CO Tax \$152.50
City Stamp 0-065-050-592 City Tax: \$3,202.50

Special Warranty Deed ILLINOIS

Above Space for Recorder's Use Only

THIS AGREEMENT between Lily Pond LLC C Series, an Illinois Limited Liability Company, party of the first part, and Country Holdings 2 LLC, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, A LIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*

Together with all improvements located thereon and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments, improvements, and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider attached hereto, with the appurtenances, unto the party of the second part Country Holdings 2 LLC its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-05-115-037-0000

Address(es) of Real Estate: 6232-38 N Broadway St., Chicago, IL 60660

6718272
6718272

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

6718272

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The date of this deed is November 30, 2020.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

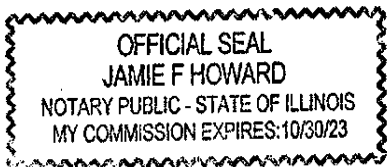
Lily Pond LLC C Series
an Illinois Limited Liability Company


By: Elka Nelson, Real Estate Counsel

Property of Cook County Clerk's Office

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Lily Pond LLC C Series, 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 severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her 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 official seal November 30, 2020, 2019

(Impress Seal Here)
(My Commission Expires _____)


Notary Public

This instrument was prepared by: Elka Nelson Lily Pond LLC C Series 180 North LaSalle Suite 300 Chicago, Illinois 60601	Send subsequent tax bills to: <input checked="" type="checkbox"/> One Earth Holdings LLC 23 N. Wabash Ave. Chicago, IL. 60602 <input type="checkbox"/> Country Holdings LLC	Recorder-mail recorded document to: same
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REAL ESTATE TRANSFER TAX		03-Dec-2020
	COUNTY:	182.50
	ILLINOIS:	305.00
	TOTAL:	487.50
14-05-115-037-0000 20201101673042 0-723-490-784		

REAL ESTATE TRANSFER TAX		03-Dec-2020
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50 *
14-05-115-037-0000 20201101673042 0-065-050-592		

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

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER**

For the premises commonly known as Property Address

6232 - 38th N. Broadway St.
Chicago IL 60660.

Legal Description:

THAT PART OF THE EAST 65.05 FEET OF LOT 17 TOGETHER WITH THAT PART OF THE EAST 65.0 FEET OF THE NORTH 25 FEET OF LOT 18, TAKEN AS A TRACT, IN BLOCK 1 IN BROCKHAUSEN & FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 21.56 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 8.62 FEET ABOVE CHICAGO CITY DATUM, EXCEPT THEREFROM THAT PART OF THE NORTH 4.50 FEET OF THE SOUTH 22.47 FEET OF THE EAST 15.0 FEET OF THE NORTH 25.0 FEET OF LOT 18 IN BLOCK 1 IN BROCKHAUSEN & FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF 9.12 FEET ON THE EAST AND LYING ABOVE A HORIZONTAL PLANE OF 14.12 FEET ON THE WEST AND ALL LYING BELOW A HORIZONTAL PLANE OF 22.13 FEET, ALL ABOVE CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS

AND ALSO EXCEPT

THAT PART OF THE SOUTH 4.50 FEET OF THE NORTH 25.0 FEET OF LOT 17 IN BLOCK 1 IN BROCKHAUSEN & FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF 9.12 FEET ON THE EAST AND LYING ABOVE A HORIZONTAL PLANE OF 14.12 FEET ON THE WEST AND ALL LYING BELOW A HORIZONTAL PLANE OF 22.13 FEET, ALL ABOVE CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS

ALSO

THE SOUTH 25.47 FEET OF THAT PART OF LOT 17 AND THE NORTH 25.0 FEET OF LOT 18 TAKEN AS A TRACT IN BLOCK 1 IN BROCKHAUSEN & FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW A HORIZONTAL PLANE OF 20.56 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 8.62 FEET ABOVE CHICAGO CITY DATUM, (EXCEPT THEREFROM THE EAST 65.05 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS