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Chicago Title Insurance Company

SPECIAL WARRANTY DEED

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road,
Suite 206
Oak Brook, IL 60523

Chicago Title
206NW090290WF NB
10x5



2101516041D

Doc# 2101516041 Fee \$55.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/15/2021 02:20 PM PG: 1 OF 3

THE GRANTOR, APL4M Holdings, LLC, an Illinois limited liability company, of 1532 W. Fulton Street, Chicago, IL 60607, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS and CONVEYS to TLP 1532 FULTON LLC, a Delaware limited liability company, of 2215 York Road, Suite 405, Oak Brook, IL 60523, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE EAST 9.28 FEET OF LOT 2, ALL OF LOTS 3 AND 4 IN SUBDIVISION OF THE EAST 75 FEET OF THE SOUTHWEST 1/4 OF BLOCK 15 IN UNION PARK SECOND ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 TO 7 BOTH INCLUSIVE IN COUNTY CLERKS DIVISION OF THE SOUTH 1/2 OF BLOCK 15 IN UNION PARK SECOND ADDITION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-08-308-028-0000, 17-08-308-029-0000, 17-08-308-031-0000, 17-08-308-030-0000, 17-08-308-032-0000, 17-08-308-033-0000, 17-08-308-034-0000 and 17-08-308-038-0000

Address(es) of Real Estate: 1532-1550 W. Fulton Street, Chicago, Illinois 60607

The Property and this conveyance are subject to real estate taxes for tax year 2020 and thereafter, all covenants, conditions and restrictions of record described in Exhibit A attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

Grantor, for itself and its successors, further covenant, promise and agree with Grantee, its heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Special Warranty Deed; and covenant further that it will warrant and defend the property against all persons lawfully claimed by, through or under them.

Handwritten signature and initials

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EXHIBIT A PERMITTED EXCEPTIONS

1. The lien of taxes for 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, without any purchase options, rights of first refusal or rights of first offer with respect to the real property.
3. Matters affecting title, if any, as shown on the plat of survey made by Pinnacle Engineering Group, dated October 2, 2020 Job No. 2194.00.
4. Matters arising as a result of the acts or omissions of Grantee or any of its affiliates, agents, employees, contractors or representatives.

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