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Doc#: 2102212261 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/22/2021 02:22 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

CT 208T0016XUB

Prepared by:

198

Dec ID 20201201694969

ST/CO Stamp 2-100-436-960

James M. Vasselli, Esq.
DEL GALDO LAW GROUP, LLC
1441 S. Harlem Avenue
Berwyn, IL 60402

This SPECIAL WARRANTY DEED, made this 21st day of December, 2020 between the TOWN OF CICERO, an Illinois municipal corporation ("Grantor"), party of the first part, and THAYER ATTARIFI, an individual residing in Illinois ("Grantee"), party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does, REMISE, RELEASE, ALIEN, GRANT, AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, the following described real estate situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


Together with 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 and appurtenances thereto, unto the party of the second part, its successors forever.


THIS IS NOT HOMESTEAD PROPERTY AND
ALL HOMESTEAD RIGHTS ARE HEREBY RELEASED AND WAIVED.

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, its 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, the party of the first part WILL SPECIALLY WARRANT AND DEFEND,

SUBJECT TO: Covenants, conditions, and restrictions of record, general real estate taxes not due and payable as of the date hereof, building lines and easements, and such items listed on Exhibit B, attached hereto and made a part hereof.

Address of Property: 2646, 2832 & 2834 S. Cicero Ave, Cicero, Illinois 60804

T O W N O F C I C E R O		Town of Cicero Address: 2832-34 S. CICERO AVE Date: 12/16/2020 Stamp #: 2020-7357 By: pccvantes	Real Estate Transfer Tax \$50.00 Payment Type: Credit Compliance #: Exempt
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T O W N O F C I C E R O		Town of Cicero Address: 2646 S. CICERO AVE Date: 12/16/2020 Stamp #: 2020-7358 By: pccvantes	Real Estate Transfer Tax \$50.00 Payment Type: Credit Compliance #: Exempt
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Permanent Real Estate Index Number: PINS: 16-28-410-027-0000; 16-28-414-046-0000;
16-28-414-047-0000


Name and Address of Taxpayer:

Thayer Attarifi
2646 S. Cicero Ave.
Cicero, IL 60402

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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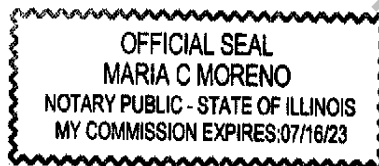
In Witness Whereof, said party of the first part has caused its corporate seal, if any, to be hereunder affixed, and has caused its name to be signed to these presents the day and year first written above.


LARRY DOMINICK
TOWN OF CICERO

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Larry Dominick, personally known to me to be the same person whose name is subscribed to the forgoing instrument, as agent for the Town of Cicero, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of December 2020.




Notary Public

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOTS 10 AND 11 IN THE SUBDIVISION OF BLOCK 2 IN CREIGHTON'S RESUBDIVISION OF BLOCK 1 IN HAWTHORNE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 32 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF LOT 11 A DISTANCE OF 14.214 METERS (46.43 FEET); THENCE NORTH 61 DEGREES 26 MINUTES 49 SECONDS EAST 10.040 METERS (32.94 FEET); THENCE NORTH 19 DEGREES 16 MINUTES 08 SECONDS EAST 8.130 METERS (26.67 FEET); THENCE NORTH 02 DEGREES 52 MINUTES 21 SECONDS WEST 3.062 METERS (10.05 FEET) TO THE NORTH LINE OF SAID LOT 10; THENCE NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE 2.377 METERS (7.80 FEET) TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 01 DEGREES 49 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID LOTS 10 AND 11 A DISTANCE OF 15.240 METERS (50.00 FEET) TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF THE NORTH 1/2 OF LOT 5 IN BLOCK 12 IN HAWTHORNE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 8 FEET OF SAID PREMISES FOR ALLEY) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 5 IN BLOCK 12 IN HAWTHORNE, A SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 28 AND THE NORTH 1/2 OF NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 8 FEET OF SAID PREMISES FOR ALLEY), IN COOK COUNTY, ILLINOIS.

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EXHIBIT B (Reversionary Interest)

In the event Grantor, in its reasonable discretion, determines that the subject parcels have not been developed by Grantee into a commercial, non-residential use on or prior to the five (5) year anniversary date from the date of issuance of last approval or permit required for occupancy and use of the subject parcels by Grantee as granted by the applicable governing authorities, the Grantor shall have the right, but not the obligation, to reacquire the subject parcels from the Grantee at ninety percent (90.0%) of the appraised fair market value for the highest and best use at the time Grantor exercises its rights (the "Reversionary Interest"). Grantor shall notify Grantee of its decision to exercise its rights to the Reversionary Interest by providing written notice to the Grantee within forty-five (45) days of the Anniversary Date (the "Notice Period"). If Grantor fails to exercise its rights to the Reversionary Interest within the Notice Period, such rights to the Reversionary Interest shall be irrevocably waived.