

UNOFFICIAL COPY

Doc#: 2102507145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2021 11:42 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Dec ID 20201101672768
ST/CO Stamp 1-193-701-344 ST Tax \$770.00 CO Tax \$385.00
City Stamp 0-166-522-848 City Tax: \$8,085.00

6119/331/3
Freedom Title Corporation
2220 Hicks Road
Suite 208
Rolling Meadows, IL 60008

THE GRANTOR, 2510 ST LOUIS LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to DAVID T. PIGNOTTI, a single person, of the City of Chicago, County of Cook, State of Illinois, ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 12 1/2 FEET OF LOT 34 AND THE NORTH 17 1/2 FEET OF LOT 33 IN J.W. KIMBELL'S SUBDIVISION OF THE EAST HALF (1/2) OF LOT 11 IN KIMBELL'S SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTH WEST QUARTER (1/4) AND THE WEST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 25 ACRES IN THE NORTH EAST QUARTER CORNER), IN COOK COUNTY, ILLINOIS.

And the Grantor, for itself, and its successors, does covenants, promises and agrees, to and with Grantee, its successors 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 THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

Permanent Real Estate Index Number: 13-26-417-037-0000


Address of Real Estate: 2510 N. St. Louis Ave., Chicago, IL 60647 ("Real Estate")

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Dated this 16 day of December, 2020.

2510 ST LOUIS LLC,
an Illinois limited liability company

By: ASHFORD GROUP LLC
Its: Sole Member

By: 
Jeffrey I. Aeder, Manager

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey I. Aeder, not individually, but as Manager of ASHFORD GROUP LLC, an Illinois limited liability company, Sole Member of 2510 ST LOUIS LLC, an Illinois limited liability company, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 17th day of December, 2020.




Notary Public

This instrument was prepared by:

Chad M. Poznansky, Clark Hill PLC
130 E. Randolph Street, Suite 3000
Chicago, Illinois 60601

UPON RECORDING RETURN TO:

Michael H. Wasserman
Michael H. Wasserman, P.C.
105 W. Madison St., Suite 401
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

David T. Pignotti
5056 W. Hutchinson St.
Chicago, IL 60641

REAL ESTATE TRANSFER TAX		21-Dec-2020
CHICAGO:		5,775.00
CTA:		2,310.00
TOTAL:		8,085.00
13-26-417-037-0000 20201101672766 0-195-522-648		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Dec-2020
COUNTY:		385.00
ILLINOIS:		770.00
TOTAL:		1,155.00
13-26-417-037-0000 20201101672766 1-193-701-344		

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Exhibit A

Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessment for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements;
6. Leases and occupancies;
7. Covenants and restrictions of record as to use and occupancy;
8. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the real estate; and
9. Acts done by or suffered through Grantee.

PROPERTY of Cook County Clerk's Office

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6/19/13 2/3

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

"NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY.

PLEASE READ THIS NOTICE CAREFULLY. The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you. The purpose of this Power of Attorney is to give your designated "agent" broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name coagents. This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent. Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish. This Power of Attorney does not authorize your agent to appear in court for you as an attorney at law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois. The powers you give your agent are explained more fully in Section 34 of the Illinois Power of Attorney Act. This form is a part of that law. The "NOTE" paragraphs throughout this form are instructions. You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it. Please place your initials on the following line indicating that you have read this Notice:

DP

Principal's initials

FOR PROPERTY ADDRESS: 2510 N Saint Louis Avenue, Chicago, IL 60647

fax cd ~~2510~~ 13-26-417-037-0000