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This document was prepared by:

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When recorded return to:

Horwood Marcus and Berk Chartered
500 W. Madison, Suite 3700
Chicago, Illinois 60661
Attn: David H. Sachs
304373NCT, LLC



Doc# 2103222048 Fee \$57.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/01/2021 01:40 PM PG: 1 OF 4

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

The Grantor, **BERGER HOLDINGS, INC.**, an Illinois corporation, 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 office at 1176 N Cherry Avenue, Chicago, Illinois, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to **1087 NORTH BRANCH DEVELOPMENT LLC**, an Illinois limited liability company, having its principal office at 701 West Erie Street, Chicago, Illinois (the "Grantee") the real property more particularly described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those Permitted Exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

Permanent Real Estate Index Number: 17-05-401-048-0000; 17-05-401-022-0000; 17-05-401-023-0000; 17-05-401-024-0000; 17-05-401-025-0000; 17-05-401-026-0000; 17-05-401-027-0000

Commonly Known As: 1176 N. Cherry Avenue, Chicago, Illinois

[Signature page follows]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 29th day of January, 2021

GRANTOR:

Kurt M. Knaack, its President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

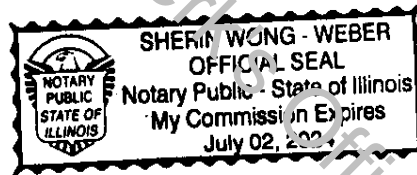
I, the undersigned a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Kurt M. Knaack personally known to me to be the President, of Berger Holdings, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument, pursuant to authority given to him by Berger Holdings, Inc., as his free and voluntary act, and as the free and voluntary act and deed of said Berger Holdings, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of January, 2021.

NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO::

1087 North Branch Development LLC
Attn: Steven Kersten
701 West Erie Street
Chicago, IL 60654



REAL ESTATE TRANSFER TAX		29-Jan-2021
COUNTY:		1,500.00
ILLINOIS:		3,000.00
TOTAL:		4,500.00
17-05-401-026-0000 20210101613171 0-234-497-040		

REAL ESTATE TRANSFER TAX		29-Jan-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *
17-05-401-026-0000 20210101613171 0-869-450-768		

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

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 29, 30, 31, 32 AND 33 IN BLOCK 77 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF SAID LOT 33 IN BLOCK 77 OF ELSTON'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011):

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 32 DEGREES 16 MINUTES 17 SECONDS EAST ON THE EASTERLY LINE OF SAID LOT, 8.00 FEET; THENCE NORTH 68 DEGREES 26 MINUTES 57 SECONDS WEST, 17.49 FEET TO THE NORTH LINE OF SAID LOT; THENCE NORTH 88 DEGREES 22 MINUTES 35 SECONDS EAST ON SAID NORTH LINE, 12.00 FEET TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

PINS:

- 17-05-401-048-0000 (Volume number 500) (Affects a part of Lot 33)
- 17-05-401-022-0000 (Volume number 500) (Affects a part of Lot 33)
- 17-05-401-023-0000 (Volume number 500) (Affects a part of Lot 33)
- 17-05-401-024-0000 (Volume number 500) (Affects a part of Lot 32)
- 17-05-401-025-0000 (Volume number 500) (Affects a part of Lot 32)
- 17-05-401-026-0000 (Volume number 500) (Affects Lot 31 and a part of Lot 30)
- 17-05-401-027-0000 (Volume number 500) (Affects Lot 29 and a part of Lot 30)

Commonly Known As:

1176 N. Cherry Avenue, Chicago, Illinois

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real Estate Taxes for the year 2020 and subsequent years, which are not due and payable as of the date of this conveyance.
2. The following matters disclosed by survey of the Land prepared by Certified Survey, Inc. dated November 30, 2020, as Order 201518 (Y):
 - i. Encroachment of chain link gate located mainly on the Land over and onto public right of way Northeast and adjoining by approximately 0.63 feet;
 - b. Encroachment of 1-story frame and sheet metal building located mainly on the Land over and onto public right of way Northeast and adjoining by distances ranging from approximately 0.02 to 0.79 feet;
 - c. Encroachment of chain link gate located mainly on the Land over and onto public right of way Northeast and adjoining by approximately 0.49 feet