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Doc#: 2103312456 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 03:56 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

This instrument prepared by:
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Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Ste 1100
Chicago, IL 60604

Dec ID 20201201696814
ST/CO Stamp 1-186-095-120 ST Tax \$850.00 CO Tax \$425.00
City Stamp 1-685-626-896 City Tax: \$8,925.00

FIRST AMERICAN TITLE
FILE # 110000992

GRIP GROUP, LLC, an Illinois dissolved limited liability company, having an office address of 2800 N. Lake Shore Drive., Ste 4207, Chicago, Illinois 60657 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **M1 REAL ESTATE HOLDINGS LLC**, of 1128 N. Ashland Ave, Chicago, IL 60622, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, **THAT Grantor WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

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EXHIBIT A

LEGAL DESCRIPTION

Lot 5 in County Clerk's Division of Lots 7, 8, and 9 in Assessor's Division of Block 1 in Johnston's Subdivision of the East Half of the Southeast Quarter of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, (except that part of Lot 5 lying East of a line 50 feet West of and parallel with the East line of said Section 6), in Cook County, Illinois.

Commonly known as:
1128 North Ashland Avenue
Chicago, IL 60622

PIN: 17-06-408-013-0000

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EXHIBIT B

1. General real estate taxes for 2020 and subsequent years
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 assessments for improvements heretofore completed;
4. Building uses and building restrictions;
5. Private, public and utility easements of record;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
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 Property;
9. Building code violations, liens and judgment;
10. Pending building code violation court cases;
11. Items appearing of record or that would be shown on a survey;
12. Leases and tenancies, if any.

4819-2931-5025, v. 1