

UNOFFICIAL COPY

Doc#: 2103320527 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 02:57 PM Pg: 1 of 4

This instrument was prepared by:
David P. Resnick, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, IL 60601

Dec ID 20201201675323
ST/CO Stamp 1-370-415-120 ST Tax \$165.00 CO Tax \$82.50
City Stamp 0-992-469-008 City Tax: \$1,831.09

After recording return to:
Robert A. Egan
Robert A. Egan, P.C.
20 S. Clark Street, Suite 2050
Chicago, IL 60603

Mail Future Tax Bills to:
Taty Holdings Inc.
1000 N. Milwaukee Ave., Suite 303
Chicago, IL 60642

FIRST AMERICAN TITLE
FILE # 3070144

SPECIAL WARRANTY DEED

This Indenture, made as of the 11th day of December, 2020 between **139 W MARQUETTE LLC**, an Illinois limited liability company, having an address of 765 East 69th Place, Chicago, IL 60637 ("Grantor"), and **TATY HOLDINGS INC.**, an Illinois corporation, having an address of 1000 N. Milwaukee Ave., Suite 303, Chicago, IL 60642 ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Property") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject to* the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

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Dated this 10th day of December, 2020.

OWNER:

**139 W MARQUETTE LLC,
an Illinois limited liability company**

By: Lakeshore Advisors LLC, its Manager

By: Weiker General Partnership,
Its: Manager

By: 
Eric Green, its General Partner

SUBSCRIBED AND SWORN TO BEFORE
ME this 10th day of December, 2020.


NOTARY PUBLIC



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EXHIBIT A to SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 29 IN EVA R. PERRY'S RESUBDIVISION OF THE WEST 1/3 OF LOT 1 OF E. D. TAYLOR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 139-141 W. MARQUETTE ROAD, CHICAGO, IL 60621

PIN: 20-21-402-013-0000

Property of Cook County Clerk's Office

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EXHIBIT B to SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. General taxes or special assessments which are not yet due and payable or delinquent including for the year 2020 and thereafter.
2. Existing unrecorded leases or tenancies and all rights thereunder of the lessees and of any person or party claiming by, through or under the leases or tenancies.
3. Building lines and building restrictions;
4. Private, public and utility easements;
5. Covenants and restrictions of record as to use and occupancy including, without limitation, items appearing of record or that would be shown on a survey;
6. 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;
7. Building code violations;
8. Pending building code violation court cases;
9. Proceeding pending in a Building Violation (Housing) case in the Circuit Court of Cook County, Illinois, Case No. 19 MI 40040, by City of Chicago vs. BHF Chicago Housing Group B, LLC. Lis Pendens Notice recorded as document no. 1907041113.
10. Terms, powers and provisions of an Ordinance regarding Ordinance Designating Chicago Enterprise Zone VI of City of Chicago, a copy of which was recorded as document 87368363.
11. Terms, powers and provisions of an Ordinance regarding Ordinances that make technical corrections to the termination dates to the Chicago I, II, III, IV, V and VI Enterprise Zones of City of Chicago, a copy of which was recorded as document 0021457327.
12. Terms, powers and provisions of an Ordinance regarding Ordinance Expanding the Boundaries of Chicago Enterprise Zone VI of City of Chicago, a copy of which was recorded as document 1328213019.