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**THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING,
RETURN TO:**

Barack Ferrazzano Kirschbaum & Nagelberg
200 West Madison Street, Suite 3900
Chicago, Illinois 60606
Attn: Kelsey D. Shulan

Doc# 2104742128 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 12:48 PM Pg: 1 of 5

Dec ID 20201201696818
ST/CO Stamp 0-134-391-824 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-775-777-808 City Tax: \$17,325.00

Address of the Grantee and send
subsequent tax bills to:

M. Fishman & Company
3215 W. Fullerton Avenue
Chicago, Illinois 60647

(Space above line for Recorder's use only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), is made and entered into this 22nd day of December, 2020 by and **CAJAN KIMBALL IV LLC**, an Illinois limited liability company ("Grantor") and **3333 FULLERTON LLC**, an Illinois limited liability company ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does by these presents **REMISE, RELEASE, SELL, ASSIGN, ALIEN AND CONVEY** unto Grantee, **FOREVER**, the following described real estate, situated in the County of Cook and State of Illinois (the "Property") more particularly described as follows:

See Exhibit "A" attached hereto and hereby 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 any and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 those exceptions set forth on Exhibit B attached hereto and made a part hereof.

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Permanent Real Estate Index Number: 3333 W. Fullerton Avenue, Chicago, Illinois

Address of Real Estate: 13-35-206-001-0000

[Signature page follows]

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first set forth above.

"GRANTOR":

CAJAN KIMBALL IV LLC, an Illinois limited liability company

By: [Signature]

Name: Richard Kanan

Title: Member

STATE OF Illinois
COUNTY OF Cook

I, Monika Chrupek, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard Kanan, the member of Cajan Kimball IV LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as Richard Kanan appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own 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 this 21st day of December, 2020.

Notary Public Monika Chrupek

My commission expires: Sep 3, 2021



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 7 (EXCEPT THE EAST 25 FEET THEREOF) AND ALL OF LOT 8 IN BLOCK 3 IN SHIPMAN BILLS AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Encroachment of the building located on the Land onto the property East and adjoining 0.06 to .09 feet as shown on survey prepared by Central Survey LLC dated December 1, 2020, number 3333.
2. Encroachment of the building located mainly on the property lying East and adjoining onto the land by approximately 0.05 to 0.29 as shown on aforesaid survey.
3. Encroachment of the sign onto the public property lying Northwesterly and adjoining at the northwest corner, as disclosed by aforesaid survey.
4. Encroachment of the building located mainly on the land onto public property west and adjoining by .03 to .04 feet. as disclosed by aforesaid survey.
5. Encroachment of the fence located mainly on the land at the northwest corner, onto public property west and adjoining by .07 feet.