

UNOFFICIAL COPY

Doc# 2104807171 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2021 09:50 AM Pg: 1 of 3

Dec ID 20201101670823
ST/CO Stamp 0-883-331-040 ST Tax \$2,654.00 CO Tax \$1,327.00
City Stamp 0-894-793-696 City Tax: \$27,867.00

THIS INSTRUMENT PREPARED BY:

Chris Cirillo
BROTSCHUL POTTS LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602

AFTER RECORDING THIS INSTRUMENT SHOULD BE RETURNED TO:

Michael G. Aretos
KLEIN, DADAY, ARETOS & O'CONNOR
1051 Perimeter Drive, Suite 300
Schaumburg, Illinois 60173

41057711 (2/6)
Parcel 2

GIT

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of November 25, 2020, from **Iron Bridge Realty LLC**, an **Oregon limited liability company**, having a current address of 9755 SW Barnes Road, Suite 420, Portland, OR 97225 ("Grantor"), in favor of **HMS Property Group Series 7800 Phillips, LLC**, an **Illinois limited liability company**, having a current address of 540 N. Dearborn Street, Suite 1012, Chicago, Illinois 60610 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property"). SUBJECT ONLY TO general real estate taxes not due and owing for 2020, and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record, existing leases and tenancies, if any, and all special governmental taxes or assessments confirmed and unconfirmed not yet due and payable.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

(remainder of page left intentionally blank)

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

**Iron Bridge Realty LLC,
an Oregon limited liability company**

By: Iron Bridge Management Group, LLC,
an Oregon limited liability company
Its. Manager

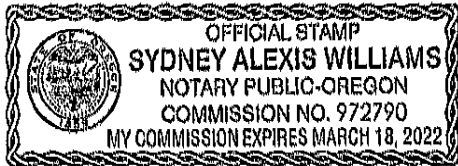
By: 
Gerard Stascausky, Managing Member

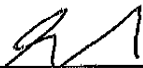
ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
COUNTY OF Washington)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Gerard Stascausky, as the Managing Member of Iron Bridge Management Group, LLC, an Oregon limited liability company, the Manager of Iron Bridge Realty LLC, an Oregon limited liability company,** personally known to me appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 23rd day of November, 2020.




Notary Public Sydney Alexis Williams

My commission expires on March 18, 2022

SEND PROPERTY TAX BILLS TO:
HMS Property Group Series 7800 Phillips LLC
540 N. Dearborn Street, Suite 1012
Chicago, Illinois 60610



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EXHIBIT A Legal Description

LOTS 16, 17 AND 18 IN BLOCK 6, IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE STREET), IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CKA: 2448-50 E. 77TH STREET / 7646-60 S. ESSEX AVE, CHICAGO, IL 60649

PIN: 21-30-308-024-0000

REAL ESTATE TRANSFER TAX		14-Dec-2020	
	COUNTY:		1,327.00
	ILLINOIS:		2,654.00
	TOTAL:		3,981.00
21-30-308-024-0000	20201101670823	0-883-331-040	

REAL ESTATE TRANSFER TAX		14-Dec-2020	
	CHICAGO:		19,905.00
	CTA:		7,962.00
	TOTAL:		27,867.00 *
21-30-308-024-0000	20201101670823	0-894-793-608	
*Total does not include any applicable penalty or interest due.			