

UNOFFICIAL COPY



2105657018

Doc# 2105657018 Fee \$38.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 10:13 AM PG: 1 OF 5

After recording, return to:
Fidelity National Title
1900 West Loop South, Suite 200
Houston, TX 77027

Prepared by:
NorthPoint Development, LLC
Attn: Evan Fitts
4825 41st Street, Ste. 500
Riverside, MO 64150

Tax Parcel ID Nos.

- 26-19-206-042-0000 - 11721 S Burley Avenue, Chicago, IL
- 26-19-400-012-0000 - 11801 S Burley Avenue, Chicago, IL
- 26-19-400-013-0000 - 11821 S Burley Avenue, Chicago, IL
- 26-19-400-014-0000 - 11841 S Burley Avenue, Chicago, IL
- 26-19-400-015-0000 - 3250 E 11th Street, Chicago, IL
- 26-19-400-016-0000 - 11840 S Avenue O, Chicago, IL
- 26-30-200-006-0000 - 12205 S Carondalet Avenue, Chicago, IL
- 26-30-200-010-0000 - 12310 S Brandon Avenue, Chicago, IL
- 26-30-201-006-0000 - 12209 S Burley Avenue, Chicago, IL
- 26-30-201-011-0000 - 12144 S Avenue O, Chicago, IL

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, as of the 12th day of February, 2021, that the Grantor, NP AVENUE O, LLC, a Missouri limited liability company, whose address is 4825 NW 41st Street, Ste. 500, Riverside, MO 64150, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS and SELLS to the Grantee, NP AVENUE O BUILDING D, LLC, a Missouri limited liability company, whose address is 4825 NW 41st Street, Ste. 500, Riverside, MO 64150, the real estate described as:

LOTS 1 AND 3 IN NORTHPOINT'S AVENUE O INDUSTRIAL PARK -
SUBDIVISON 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 19 AND PART OF THE NORTHEAST QUARTER OF
SECTION 30, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED DECEMBER 22, 2020 AS DOCUMENT 2035716179, IN COOK
COUNTY, ILLINOIS

Together with all easements appurtenant thereto and all of Grantor's right, title and interest, if any, in and to land used for or included in abutting roads, streets, alleys and rights of way.

Subject to real estate taxes for the calendar year 2021 and all subsequent years and all other matters of record.

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Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

NP AVENUE O, LLC,
a Missouri limited liability company

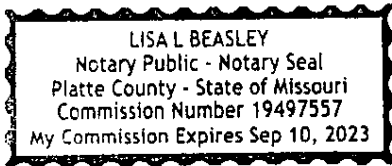
By: NPD Management, LLC, a Missouri limited liability company, its Manager

By: _____
Name: Nathaniel Hagedorn
Title: Manager

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

I, being a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Nathaniel Hagedorn, the Manager of NPD Management, LLC, a Missouri limited liability company, the Manager of NP Avenue O, LLC, a Missouri limited liability company, personally known to me, or proved to me on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free voluntary act and deed and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given my hand and notarial seal this 26th day of January, 2021.



Notary Public
My Commission Expires: 9-10-23

Mail future tax statements to:
NorthPoint Development, LLC
Attn: Evan Fitts
4825 41st Street, Ste. 500
Riverside, MO 64150

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX LAW 35 ILCS/200/31-45 SUB-PARAGRAPH E. DATED THIS 26 DAY OF January, 2021

Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

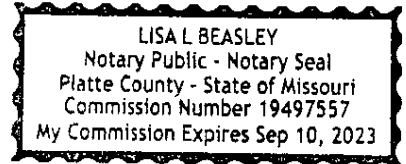
Dated: January 26, 2021

[Signature]
Signature

Nathaniel Hagedorn, Manager of NPD Management, LLC,
Manager of NP Avenue O, LLC
Print Name

Subscribed and sworn to before me this 26th of January, 2021.

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

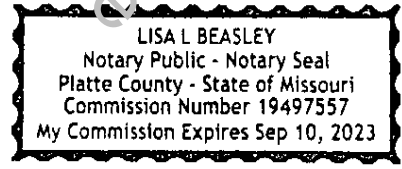
Dated: January 26, 2021

[Signature]
Signature

Nathaniel Hagedorn, Manager of NPD Management, LLC,
Manager of NP Avenue O Building D, LLC
Print Name

Subscribed and sworn to before me this 26th of January, 2021.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

23-Feb-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

26-19-206-042-0000 | 20210201637287 | 0-472-620-048

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

23-Feb-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

26-19-206-042-0000

20210201637287

0-750-906-384