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## SPECIAL WARRANTY DEED



\*2108555029\*

Doc# 2108555029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 12:24 PM PG: 1 OF 4

THE GRANTOR, LILL STREET PROPERTIES LLC SERIES (1) - HOYNE, an Illinois series limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to SRD HOLDINGS, LLC, SERIES 2153 SUPERIOR LLC, an Illinois series limited liability company ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenants, promises and agrees, to and with 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 THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.**

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Numbers: 17-06-326-027-0000

Address of Real Estate: 846 N. Hoyne Ave., Chicago, IL 60622 ("Real Estate")

20 550017086 VFE

1/8/21 mm

Chicago Title

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 P 3  
 S Y-1  
 M \_\_\_\_\_  
 SC \_\_\_\_\_  
 E \_\_\_\_\_  
 INTA A



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Exhibit A  
Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
2. BUILDING LINES AND BUILDING RESTRICTIONS;
3. PRIVATE, PUBLIC AND UTILITY EASEMENTS OF RECORD, THAT ARE NOT VIOLATED BY THE EXISTING IMPROVEMENTS;
4. COVENANTS AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY, THAT ARE NOT VIOLATED BY THE EXISTING IMPROVEMENTS;
5. 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;
6. ACTS DONE BY OR SUFFERED THROUGH GRANTEE;
7. LEASES AND TENANCIES, AS SHOWN ON THE RENT ROLL;
8. SERVICES AGREEMENTS WITH COMCAST OF FLORIDA/ILLINOIS/MICHIGAN, INC.
9. COMPENSATION AGREEMENT WITH COMCAST OF FLORIDA/ILLINOIS/MICHIGAN INC.;
10. EASEMENT IN FAVOR OF COMCAST OF FLORIDA/ILLINOIS/MICHIGAN, INC., ITS SUCCESSORS AND ASSIGNS, PURSUANT TO A SERVICES AGREEMENT DATED OCTOBER 31, 2012 TO PROVIDE FOR CERTAIN BROADBAND COMMUNICATIONS SERVICES TO THE PREMISES RECORDED JANUARY 8, 2013 AS DOCUMENT NO. 13008440 (4) AND THE TERMS AND PROVISIONS CONTAINED THEREIN; AND
11. ENCROACHMENT OF THE CONCRETE WALK OVER THE SOUTH LINE OF THE LAND BY ABOUT 1 FOOT.

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## LEGAL DESCRIPTION

THE SOUTH 12 FEET OF LOT 5 AND THE NORTH 16 FEET OF LOT 6 IN THE SUBDIVISION OF SUB BLOCK 1 IN BLOCK 15 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

## ADDRESS OF THE REAL ESTATE:

846 N. Hoyne Ave., Chicago, IL 60622

## PERMANENT IDENTIFICATION NUMBERS:

17-06-326-027-0000

Property of Cook County Clerk's Office