

# UNOFFICIAL COPY



\*2109119000\*

Doc# 2109119000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/01/2021 10:12 AM PG: 1 OF 6

772062720 10/15  
**THIS DOCUMENT WAS PREPARED BY**

Ryan Tunney  
Brown, Udell, Pomerantz & Delrahim, Ltd.  
225 West Illinois Street, Suite 300  
Chicago, IL 60654

**AFTER RECORDING RETURN TO:**

Lauber Properties LLC – 1944 Spaulding Series  
2806 W. Logan Blvd  
Chicago, Illinois 60647

[This space reserved for recording data.]

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (the “Deed”), is made as of this 22<sup>nd</sup> day of February, 2021, by **1944 SPAULDING LLC**, an Illinois limited liability company (the “Grantor”), having an office at 1038 N. Ashland Avenue, Suite 103, Chicago, Illinois, to **LAUBER PROPERTIES LLC – 1944 SPAULDING SERIES**, an Illinois series limited liability company (the “Grantee”), having an office at 2258 N. Kedzie Boulevard, Chicago, Illinois.

### WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto and made a part hereof together with Grantor’s interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the “Property”).

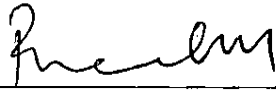
**TO HAVE AND TO HOLD** the Property forever, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

**1944 SPAULDING LLC**  
an Illinois limited liability company

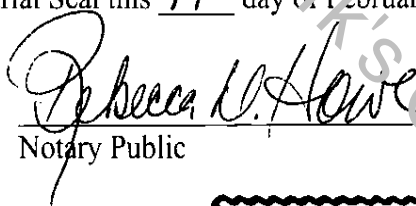
By:   
Name: Puneet Mansharamani  
Its: Manager

STATE OF ILLINOIS  
COUNTY OF COOK

SS:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Puneet Mansharamani**, as Manager of 1944 SPAULDING LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged she/he signed and delivered said instrument as her/his free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 19<sup>TH</sup> day of February, 2021.

  
Notary Public

MAIL SUBSEQUENT TAX BILLS TO:  
Lauber Properties LLC – 1944 Spaulding Series  
2806 W. Logan Blvd  
Chicago, Illinois 60647



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## EXHIBIT A TO DEED

### LEGAL DESCRIPTION

LOTS 1 TO 10 INCLUSIVE (EXCEPT THE NORTH 58 1/2 FEET THEREOF) IN WINKELMAN'S SUBDIVISION OF THE TRACT FORMERLY KNOWN AS BLOCK 3 OF E. SIMONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT RECORDED MAY 23, 1944 AS DOCUMENT NUMBER 13288442.

Commonly known as: 1944-50 N. Spaulding Avenue, Chicago, IL 60647

PIN: 13-35-403-007-0000

Property of Cook County Clerk's Office

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## EXHIBIT B TO DEED

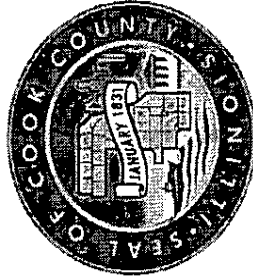
### PERMITTED EXCEPTIONS

1. The lien of taxes for the years 2020 and thereafter;
2. The Land lies within the Armitage/California-St. Louis Redevelopment area, as disclosed by Resolution No. 97CDC22 approved by the City Council of the City of Chicago, a copy of which was recorded March 12, 1997 as document 97170039 and as amended by Resolution No. 98CDC16B, a copy of which was recorded March 19, 1998 as document 98216963
3. Reciprocal easements for Passageway and Ingress and egress over a strip of Land between the Land and the premises North and adjoining as created by agreement recorded May 23, 1944 as document 13288442.
4. Encroachment of the building located mainly on the Land onto the public alley South and adjoining by approximately 0.23 feet to 0.06 feet, as shown on Plat of survey number 2013-21153 prepared by United Survey Service, LLC dated October 18, 2013.
5. (A) Terms, provisions, and conditions relating to the easement described as parcel 2 contained in the instrument creating said easement.  
  
(B) Rights of the adjoining owner or owners to the concurrent use of said easement.
6. Existing unrecorded leases, other than those shown herein, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase.

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**REAL ESTATE TRANSFER TAX**

24-Feb-2021



<b>COUNTY:</b>	3,600.00
<b>ILLINOIS:</b>	7,200.00
<b>TOTAL:</b>	10,800.00

13-35-403-007-0000

20210201645579

1-585-966-096

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

24-Feb-2021



<b>CHICAGO:</b>	54,000.00
<b>CTA:</b>	21,600.00
<b>TOTAL:</b>	75,600.00

13-35-403-007-0000 | 20210201645579 | 0-512-224-272

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

Property of Cook County Clerk's Office