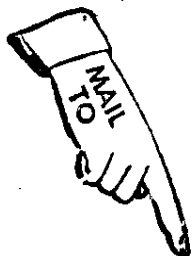


UNOFFICIAL COPY



21125190110

Doc# 2112519011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2021 09:52 AM PG: 1 OF 6

Prepared by:

Logan Law LLC
20 North Clark St.
Suite 3300
Chicago, IL 60602

SPECIAL WARRANTY DEED

STATE OF ILLINOIS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

That, 161 South Harlem, LLC, a Illinois limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by Ampler Development LLC, a Delaware limited liability company ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of real property situated in Cook County, Illinois, and described in Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), and any and all improvements located on the Land, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property (collectively, the "Property").

This conveyance is being made by Grantor and accepted by Grantee subject to all easements, restrictions, rights, reservations, encumbrances and other matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions"), but only to the extent such Permitted Exceptions are valid and existing as of the date hereof.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns, forever; and, subject only to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX

05-May-2021



COUNTY:	500.00
ILLINOIS:	1,000.00
TOTAL:	1,500.00

15-12-421-010-0000


| 20210101603877

| 1-538-653-712

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 4th day of January, 2021, but effective for all purposes as of January 4th, 2021.

161 South Harlem, LLC, an Illinois limited liability company

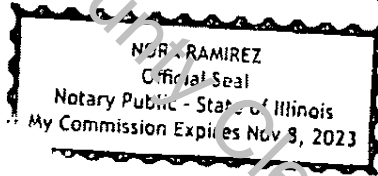
By: 
Name: Barbara Shimkus
Title: Member

STATE OF ILLINOIS

COUNTY OF COOK

This instrument was acknowledged before me on the 4th day of January, 2021, by Barbara Shimkus, the member of 161 South Harlem, LLC, an Illinois limited liability company, on behalf of said company.


NOTARY PUBLIC, STATE OF ILLINOIS



GRANTEE'S ADDRESS:

Ampler Development LLC

4700 Falls of Neuse Road, Suite 400

Raleigh, NC 27609

VILLAGE OF FOREST PARK
PROPERTY COV/LIANCE
No. 8498

Approved/Date

Return to:
Near North Title Group
222 N. LaSalle St
Suite 600
Chicago, IL 60601

UNOFFICIAL COPY

Exhibit "A"
Land

Lot 4 (except the North 9 feet thereof) and Lot 5 (except that part of Lot 5 described as follows: Beginning at the Southeast corner of said Lot 5 in Block 13 in Railroad Addition to Harlem; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds West along the East line of said Lot 5, a distance of 4.50 feet to a point; thence North 89 degrees 39 minutes 56 seconds West along a line parallel with the South line of said Lot 5, a distance of 3.00 feet to a point; thence South 41 degrees 46 minutes 53 seconds West 6.00 feet to a point on the South line of said Lot 5; thence South 89 degrees 39 minutes 56 seconds East along the South line of said Lot 5, a distance of 7.00 feet to the point of beginning) in Block 13 and except that part condemned for street in Case Number 56150690, all in Railroad Addition to Harlem in the Southeast $\frac{1}{4}$ of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Nos. 15-12-421-010; 15-12-421-011; and 15-12-421-012.

Commonly known as: 101 and 161 S. Harlem Avenue, Forest Park, Illinois 60130.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

Near North National Title
222 N. LaSalle
Chicago, IL 60601

UNOFFICIAL COPY

Exhibit "B"
Permitted Exceptions

1. Environmental No Further Remediation Letter issued by the Illinois Environmental Protection Agency dated March 1, 2018 and recorded March 27, 2018 as document 1808649168.
2. General real estate taxes for the year 2020 and subsequent years.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of her 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.

Dated _____, 20__.

Signature: _____
By: Barbara Shimkus, Authorized Agent

STATE OF ILLINOIS

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 2020, by Barbara Shimkus, the authorized representative of 161 South Harlem, LLC, an Illinois limited liability company, on behalf of said company.

NOTARY PUBLIC, STATE OF ILLINOIS

The Grantee or its 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.

Dated January 4th, 2021.

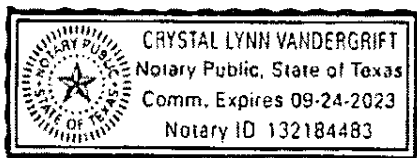
Signature: Nicholas Boyle
By: Nicholas Boyle, Authorized Agent

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 4th day of January, 2021, by Nicholas Boyle, the authorized representative of Ampler Development, LLC, a Delaware limited liability company, on behalf of said company.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of her 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.

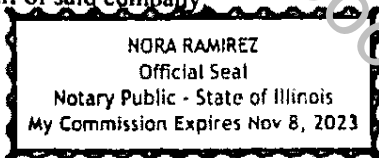
Dated January __, 2021.

Signature: _____
By: Barbara Shimkus, Member

STATE OF ILLINOIS

COUNTY OF COOK

This instrument was acknowledged before me on the 4th day of January, 2021, by Barbara Shimkus, the authorized representative of 161 South Harlem, LLC, an Illinois limited liability company, on behalf of said company.



NOTARY PUBLIC, STATE OF ILLINOIS

The Grantee or its 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.

Dated _____, 20__.

Signature: _____
By: Nicholas Boyle, Authorized Agent

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 20__, by Nicholas Boyle, the authorized representative of Ampler Development, LLC, a Delaware limited liability company, on behalf of said company.

NOTARY PUBLIC, STATE OF TEXAS