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Doc# 2112721100 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 09:41 AM Pg: 1 of 4

RECORDED AT THE REQUEST OF,
WHEN RECORDED MAIL TO, AND
MAIL TAX BILL TO:

James I. Power
1328-1330 N. Cleveland Avenue
Chicago, Illinois 60610

Dec ID 20210401613991
ST/CO Stamp 0-103-317-776 ST Tax \$2,052.50 CO Tax \$1,026.25
City Stamp 0-208-339-216 City Tax: \$21,551.25

THIS DOCUMENT PREPARED BY:

Aaron B. Zarkowsky
HONIGMAN LLP
155 N. Wacker Drive, Suite 3100
Chicago, Illinois 60606

PERMANENT PARCEL NUMBERS:

17-04-122-068-0000
17-04-122-069-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

21009558NC CA 1 of 2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("DEED"), made and entered into this 29th day of April, 2021, by TAG CAPITAL, LLC-SERIES 1330 CLEVELAND, a series of TAG CAPITAL, LLC, an Illinois series eligible limited liability company, having a mailing address of 10 S. Sewalls Point Road, Stuart, Florida 34996 ("Grantor"), to JAMES I. POWER, a single man, having a mailing address of 544 N. Paulina, Unit 4, Chicago, Illinois 60622 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto Grantee the following described real estate, situated in the City of Chicago, County of Cook and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Property Address: 1328-1330 North Cleveland Avenue, Chicago, Illinois 60610.

Subject, however, to all covenants, conditions, restrictions, zoning ordinances and other matters of record set forth on Exhibit B attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to his successors and assigns forever. Grantor hereby covenants that it shall WARRANT AND DEFEND the title to the Property unto Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to the Permitted Exceptions.

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

TAG CAPITAL, LLC-SERIES 1330 CLEVELAND,
a series of TAG CAPITAL, LLC, an Illinois series eligible
limited liability company

By: [Signature]
Taylor Gerring
Its: Manager

Property of [Watermark]

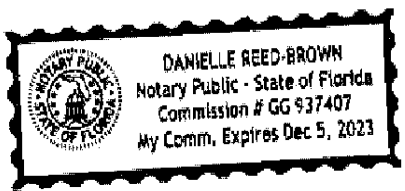
STATE OF FLORIDA }
 } ss.
COUNTY OF MARTIN }

Before me, the undersigned Notary Public, personally appeared Taylor Gerring, as Manager of TAG CAPITAL, LLC-SERIES 1330 CLEVELAND, a series of TAG CAPITAL, LLC, an Illinois series eligible limited liability company, who _____ is personally known to me, or who produced Florida Driver's License as identification, and acknowledged that as such Manager, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of April, 2021.

[Signature]
Print Name: Danielle Reed-Brown
Notary Public, State of Florida
My Commission Expires 12/5/2023
Commission No. GG 937407

(SEAL)



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Exhibit "A" – Legal Description

PARCEL ONE:

LOT 1 IN THE COUNTY CLERK'S DIVISION OF THE EAST 125 FEET LYING WEST OF HURLBUT STREET OF LOT 32 IN BUTTERFIELD'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE SOUTH 28 FEET OF THE NORTH 54 FEET OF THE EAST 125 FEET LYING WEST OF HURLBUT STREET OF LOT 32 IN BUTTERFIELD'S ADDITION TO CHICAGO ALSO KNOWN AS LOT 2 IN THE COUNTY CLERK'S DIVISION OF THE EAST 125 FEET LYING WEST OF HURLBUT STREET OF LOT 32 AFORESAID OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL THREE:

EASEMENT OF RIGHT OF WAY FOR ACCESS TO PROPERTY DATED FEBRUARY 5, 2009 AND RECORDED MAY 5, 2009 AS DOCUMENT NUMBER 0912529112, RODRIGO DEL CANTO, GRANTOR, HEREBY GRANTS AND CONVEYS TO MARC BECKER AND LISA BECKER, THEIR SUCCESSORS AND ASSINGS (GRANTEE), A PERPETUAL, NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS, TO, FROM, UPON AND OVER THE GRANTOR'S PROPERTY FOR THE GRANTEE'S USE FOR GARDENING AND RELATED ACTIVITIES.

Permanent Index Numbers: 17-04-122-068-0000 and 17-04-122-069-0000

Property Address: 1328-1330 North Cleveland Avenue, Chicago, Illinois 60610

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Exhibit "B" – Permitted Exceptions

1. Real Estate Taxes and Assessments that are a lien on the Property, but not yet due and payable.
2. Terms, provisions and conditions as set forth in the easement granted by Marc Becker and Lisa Becker to Rodrigo Delcanto recorded July 22, 2005, as document number 0520335905.
3. Terms, provisions, conditions and limitations of ordinance approving the redevelopment plan and feasibility of re-location for Project Evergreen Sedgwick, a copy of which was recorded August 5, 1970 as document number 21229165.
4. Easement of right of way for access to property dated February 5, 2009, and recorded May 5, 2009, as document number 0912529113, made by Marc Becker and Lisa Becker, as Grantors, to Rodrigo Delcanto, his successors and assigns, as Grantee, a perpetual, non-exclusive right of way and easement for ingress and egress in, under, upon, about, over and through the property described herein.
5. Easement of right of way for access to property dated February 5, 2009, and recorded May 5, 2009, as document number 0912529112, made by Rodrigo Delcanto, as Grantor, to Marc Becker and Lisa Becker, their successors and assigns, as Grantee, for a perpetual, non-exclusive right of way and easement for ingress and egress, to, from, upon and over the Grantor's property for the Grantee's use for gardening and related activities.
6. Encroachment of the concrete block garage located mainly on the Property over and onto the property North and adjoining by 0.08 feet as shown on the Plat of Survey made by Professionals Associated Survey, Inc. as Job No. 21-98107, dated April 22, 2021.
7. Adverse encroachment of the iron fence located mainly on the property North and adjoining over and onto the subject Property by 0.25 feet as shown on the Plat of Survey made by Professionals Associated Survey, Inc. as Job No. 21-98107, dated April 22, 2021.