

# UNOFFICIAL COPY

Doc#: 2113242172 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/12/2021 02:08 PM Pg: 1 of 3

## Special Warranty

Dec ID 20210401603406

ST/CO Stamp 0-038-392-080 ST Tax \$1,100.00 CO Tax \$550.00

City Stamp 2-085-212-432

### This instrument prepared by:

George Lattas, Esq.  
Lattas Law Office  
3660 West Irving Park Rd., 2<sup>nd</sup> FL  
Chicago, Illinois 60618

### After Recording Please Return to & Send Subsequent Tax Bills To:

Gino and Bernadette Battaglia  
PO Box 10122  
Chicago, IL 60610

Property Index No.:  
13-25-407-043-0000

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of April 21, 2021 between **Bo Fowler and David "Arden" Fowler**, as joint tenants, the Grantor, and **Western 2700 G LLC**, an Illinois limited liability company, and **Western 2700 B LLC**, an Illinois, limited liability company, as tenants in common, Grantee. WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 24 IN BLOCK 32 IN ALBERT CROSBY & OTHERS SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 24 LYING EAST OF A LINE 50 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 25, HERETOFORE CONDEMNED FOR WIDENING NORTH WESTERN AVENUE, CHICAGO IN COOK COUNTY, ILLINOIS.

Common Address: 2700 North Western Avenue, Chicago, Illinois 60647

Together with all and singular of the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee forever.

**FIRST AMERICAN TITLE**  
**FILE # 3088.300**

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EXEMPT UNDER THE PROVISIONS OF PARAGRAPH L, SECTION 03-33-060, OF THE  
CHICAGO REAL PROPERTY TRANSFER TAX CODE.

*As per 5/7/2021*

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

1. Real property taxes and assessments for the year 2020, and subsequent years which are not yet due and payable.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by public records.
4. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments, if any, not shown as existing liens by the public records.
7. Declaration of Restrictive Covenant recorded as documents no. 0536318013 made by Arden Fowler, relating to use, and the terms and conditions contained therein.
8. Terms, conditions and provisions of Ordinance No. 95106 entitled Authorizing Establishment of Enterprise Zone 4 recorded April 28, 2016 as document 1611910114.
9. All matters disclosed on the United Survey, Inc. survey dated April 20, 2021 File No.: 2021-28680.
10. All matters caused or created by the Grantee.

***[Signature Page Follows]***

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 26<sup>th</sup> day of April, 2021.

DAVID "ARDEN" FOWLER

BO FOWLER

David Arden Fowler

Bo Fowler

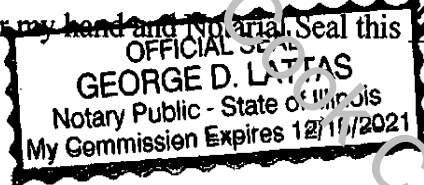
STATE OF ILLINOIS )

SS.

COUNTY OF Cook )

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that **David "Arden" Fowler**, personally known to me 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 the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entity(ies), for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26<sup>th</sup> day of April, 2021



[Signature]  
Notary Public

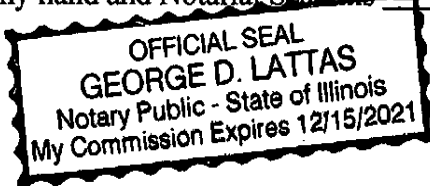
STATE OF ILLINOIS )

SS.

COUNTY OF Cook )

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that **Bo Fowler**, personally known to me 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 the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entity(ies), for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26<sup>th</sup> day of April, 2021



[Signature]  
Notary Public