

# UNOFFICIAL COPY

**PREPARED BY:**

Michel Law Group, LLC  
1131 Forest Avenue  
Evanston, IL 60202

Doc#: 2114606122 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/26/2021 03:06 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

6007 N Kenmore LLC  
4520 N Clarendon Ave  
Chicago, IL 60640

Dec ID 20210501632493  
ST/CO Stamp 1-108-912-400 ST Tax \$2,500.00 CO Tax \$1,250.00  
City Stamp 0-035-440-912 City Tax: \$26,250.00

**MAIL RECORDED DEED TO:**

Debra S. Ashen, Esq.  
Ashen Law Group  
217 N. Jefferson, Suite 601  
Chicago, Illinois 60661

JGNB 052015K 1/2

**SPECIAL WARRANTY DEED**

THE GRANTOR, JWS Cheers LLC, a limited liability company organized and existing under the laws of the State of Illinois, successor by assignment to JPMorgan Chase Bank, N.A., a National Banking Association, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to 6007 N KENMORE LLC, an Illinois limited liability company of 4520 Clarendon Chicago, Illinois, County of Cook, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 23 IN BLOCK 15 IN COCHRAN'S 2ND ADDITION TO EDGEWATER, BEING PART OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 2913 FEET THEREOF AND THE RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SHORE RAILROAD) IN COOK COUNTY, ILLINOIS.

PIN: 14-05-214-007-0000

COMMON ADDRESS: 6007 N. KENMORE AVENUE, CHICAGO, ILLINOIS 60640

Subject to: general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions; existing leases and tenancies; conditions and covenants of record; zoning laws and ordinances, and all other matters of record affecting the property.

This is not homestead property.

**In Witness Whereof**, said party of the first part has caused its name to be signed to these presents by its Authorized Manager this 29th day of April, 2021.

JWS CHEERS LLC, an Illinois limited liability company

By: The Wolcott Group Inc., and Illinois corporation  
Its: Manager

By: [Signature]  
Victor Michel, Treasurer

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY )  
 OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Victor Michel, Treasurer of The Wolcott Group, Inc., Manager of JWS CHEERS LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 Day of April 2021

Graciela T. Cordova  
 Notary Public

My commission expires: 8/9/23



County Clerk's Office