



Doc# 2115222000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2021 09:19 AM PG: 1 OF 3

Prepared by:

James D. Augustyn
Ice Miller LLP
200 W. Madison Street, Suite 3500
Chicago, Illinois 60606

When Recorded Return to:

Wallace K. Moy, PC
53 W. Jackson Boulevard, Suite 1564
Chicago, Illinois 60604

65-
CCHIR210215LD CSC

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT 3440 S MORGAN ST LLC, an Illinois limited liability company (herein called "Grantor"), for TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by LU 3440 LLC, an Illinois limited liability company (herein called "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, all those certain tracts, pieces or parcels of land described in Exhibit A attached hereto and made a part hereof for all purposes (herein referred to as the "Land"), together with all improvements thereon (herein collectively referred to as the "Improvements"), and all rights, hereditaments, and appurtenances pertaining thereto (the Land and Improvements above are herein collectively referred to as the "Property").

This Special Warranty Deed is expressly made subject to (1) general real estate taxes not yet due ad payable as of the date hereof, (2) all covenants, conditions, restrictions of record, (3) public and utility easements (4) all disclosed unrecorded leases and the rights of tenants thereunder, (5) acts done by or suffered through Grantee, and (6) all special governmental taxes and assessments confirmed and unconfirmed. (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property unto 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; subject, however, to the Permitted Exceptions.

UNOFFICIAL COPY

EXECUTED as of the date set forth in Grantor's acknowledgment below, to be effective, however, as of May 28th, 2021.

GRANTOR:

3440 S MORGAN ST LLC,
an Illinois limited liability company

By: Anthony Hodes
Anthony Hodes, its Authorized
Representative

STATE OF FLORIDA §
 §
COUNTY OF MIAMI - DADE §

I, the undersigned, a notary public in and for said county in said state, hereby certify that Anthony Hodes, who is the Authorized Representative of 3440 S Morgan St LLC, an Illinois limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 25 day of May, 2021.

Lori Laquatra
Notary Public in and for the State of Florida

LORI LAQUATRA
Printed Name of Notary

My commission expires: 03/15/2025



Send Subsequent Tax Bills To:

Lu 3440 LLC
2892 S. Archer Ave., 1st floor
Chicago, Illinois 60608

UNOFFICIAL COPY


EXHIBIT A

LEGAL DESCRIPTION



LOT 1 IN BLOCK 2 IN TRACY'S SUBDIVISION OF BLOCK 14 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-32-225-020-0000

Property Address: 3440 S. Morgan Street, Chicago, IL 60608

REAL ESTATE TRANSFER TAX		28-May-2021
	CHICAGO:	8,062.50
	CTA:	3,225.00
	TOTAL:	11,287.50 *
17-32-225-020-0000 20210501648593 1-023-863-056		

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

REAL ESTATE TRANSFER TAX		28-May-2021
	COUNTY:	537.50
	ILLINOIS:	1,075.00
	TOTAL:	1,612.50
17-32-225-020-0000 20210501648593 2-097-604-880		