

# UNOFFICIAL COPY

Record and return to:  
Madison Title Agency, LLC  
1125 Ocean Avenue  
Lakewood, NJ 08701  
MTA 100676 B

This instrument was prepared by:

Elliot Lee, Esq.  
Novack Burnbaum Crystal LLP  
675 Third Avenue, Floor 8  
New York, NY 10017

Parcel Nos.: 14-08-410-018-0000  
14-08-410-019-0000  
14-08-410-020-0000  
14-08-410-021-0000

After recording mail to:  
Madison Title Agency, LLC  
1125 Ocean Avenue  
Lakewood NJ 08701  
Attn: Bracha Greenberg



\*2118846064I\*

Doc# 2118846064 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 07/07/2021 04:12 PM PG: 1 OF 4

For Recorder's Use Only

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made and effective this 29th day of June, 2021, by and between **4920 North Kenmore Avenue, LLC**, a Delaware limited liability company ("**Grantor**") with a mailing address of 6300 Wilshire Boulevard, Suite 1800, Los Angeles, CA 90048, and **Uptown Property LLC**, a Delaware limited liability company ("**Grantee**"), with a mailing address of 1730 NJ-37, Toms River NJ 08757.

WITNESSETH, that Grantor, possessing the entirety of the interest in the property, 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 hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto Grantee the following described real estate, situated in the city of Chicago, County of Cook and State of Illinois and known and described as follows:

See Exhibit A attached hereto and made part hereof.

COMMONLY KNOWN AS: 4920 N. Kenmore Avenue, Chicago, IL 60640

PARCEL NOS.: 14-08-410-018-0000  
14-08-410-019-0000  
14-08-410-020-0000  
14-08-410-021-0000

### REAL ESTATE TRANSFER TAX

02-Jul-2021



**CHICAGO:** 184,301.25  
**CTA:** 73,720.50  
**TOTAL:** 258,021.75 \*

14-08-410-018-0000 | 20210601683585 | 1-067-408-656

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

### REAL ESTATE TRANSFER TAX

07-Jul-2021



**COUNTY:** 12,286.75  
**ILLINOIS:** 24,573.50  
**TOTAL:** 36,860.25

14-08-410-018-0000 | 20210601683585 | 1-717-546-256

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SUBJECT ONLY TO all covenants, easements, restrictions and other matters of record, if any (the "Permitted Exceptions").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor hereby covenanting that it has good and lawful authority to sell and convey the real estate, free and clear of all liens and encumbrances other than the Permitted Exceptions, and Grantor does hereby bind themselves and their successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whosoever lawfully claiming by, through or under Grantor, subject, however, to the Permitted Exceptions.


[SIGNATURES ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor as of the day and year first written above.

4920 NORTH KENMORE AVENUE, LLC,  
a Delaware limited liability company

By: 

Name: Jacob Wintner

Title: Chief Financial Officer/Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

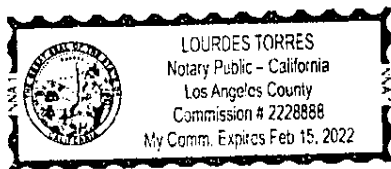
STATE OF CALIFORNIA

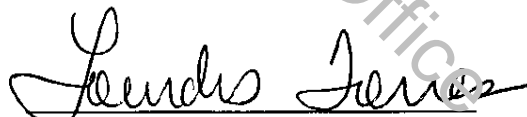
COUNTY OF LOS ANGELES

On May 10, 2021, before me Lourdes Torres, a Notary Public, personally appeared Jacob Wintner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



  
Signature

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## EXHIBIT A

### LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Chicago, County of Cook, State of Illinois.

Lots 17, 18, 19 and 20 in Block 2 in Conarroe's Resubdivision of that Part of Argyle Lying South of the Center Line of Argyle Street in the South East Fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

NOTE FOR INFORMATION: Being Parcel Nos. 14-08-410-018-0000, 14-08-410-019-0000, 14-08-410-020-0000, and 14-08-410-021-0000 of the City of Chicago, County of Cook

Property of Cook County Clerk's Office