


Record and return to:
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701
MTA 100476C

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2118846068D

Doc# 2118846068 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 07/07/2021 04:24 PM PG: 1 OF 4

This instrument was prepared by:

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

Parcel Nos.: 14-17-115-017-0000
14-17-115-018-0000
14-17-115-030-0000

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

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 **4538 North Beacon Street, LLC**, a Delaware limited liability company ("Grantor") with a mailing address of 6300 Wilshire Boulevard, Suite 1800, Los Angeles, CA 90048, and **Beacon 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: 4538 North Beacon Street, Chicago, IL 60640

PARCEL NOS.: 14-17-115-017-0000
14-17-115-018-0000
14-17-115-030-0000


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



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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 whomsoever lawfully claiming by, through or under Grantor, subject, however, to the Permitted Exceptions.

[SIGNATURES ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Jul-2021
	CHICAGO:	75,195.00
	CTA:	30,078.00
	TOTAL:	105,273.00 *
14-17-115-017-0000 20210601682630 0-663-108-880		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Jul-2021
	COUNTY:	5.013.00
	ILLINOIS:	10,026.00
	TOTAL:	15,039.00
14-17-115-017-0000 20210601682630 1-825-266-960		

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

4538 NORTH BEACON STREET, 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.

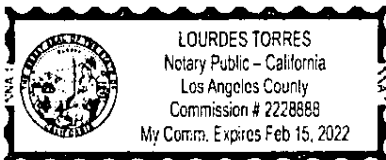
STATE OF CALIFORNIA

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.



Lourdes Torres
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 243, 244 and 245, together with that part of Lot 242 described as follows:

Beginning at the Southwest corner of said Lot 242 and running thence Easterly along the South line of said Lot 242, a distance 31.25 feet; thence northerly along a line forming an angle of 92 degrees 34 minutes, as measured from East to North, with the South line of said Lot 242, a distance of 8.12 feet; thence Westerly a distance of 31.27 feet to a point on the West line of said Lot 242, said point being 6.50 feet North of the point of beginning; thence Southerly 6.50 feet to the point of beginning, all in Sheridan Drive Subdivision, being a subdivision of the North Three Quarters of the East half of the Northwest Quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, together with that part of the West half of said Northwest Quarter Section, which lies North of the South 800.0 feet thereof and East of Green Bay Road, in Cook County, Illinois.

NOTE FOR INFORMATION: Being Parcel No. 14-17-115-017-0000, 14-17-115-018-0000 and 14-17-115-030-0000, of the City of Chicago, County of Cook

Cook County Clerk's Office