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21204570030

Doc# 2120457003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/23/2021 10:29 AM PG: 1 OF 8

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

2801 North Western Investments LLC
Attn: Fredrick Danelian
2759 E Glenoaks Blvd.
Glendale, CA 91206

(Space Above This Line for Recorder's Use)

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable considerations, **Peter Kunzler, as to an undivided 76.0263% interest and Rhoda E. Kunzler, as to an undivided 6.6821% interest and Pacific Premier Trust, as Successor Trustee to Fiserv ISS & Co., as Trustee for the benefit of Rhoda Kunzler's IRA, as to an undivided 17.2916% interest** (collectively, "Grantor"), hereby conveys to **2801 North Western Investments LLC**, a Delaware limited liability company ("Grantee"), the following described real property situated in Cook County, Illinois, together with all rights and privileges appurtenant thereto:

See legal description set forth in **Exhibit A** attached and incorporated by this reference (the "Property").

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO the to those matters set forth on **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions").

21GS A894049LP
LMM 10/11

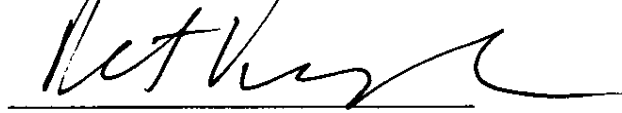
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Grantor warrants the title to the Property against all acts of the Grantor herein and no other.

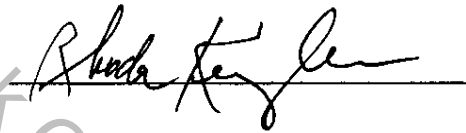
Dated this 6 day of July, 2021.


GRANTOR:

PETER KUNZLER,
as to a 76.0263% undivided interest





RHODA E. KUNZLER,
as to a 6.6821% undivided interest



REAL ESTATE TRANSFER TAX		20-Jul-2021
	CHICAGO:	22,211.25
	CTA:	8,884.50
	TOTAL:	31,095.75 *

11-31-121-007-0000 | 20210701601194 | 1-051-757-300

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

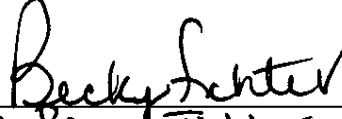
REAL ESTATE TRANSFER TAX		20-Jul-2021
	COUNTY:	1,480.75
	ILLINOIS:	2,961.50
	TOTAL:	4,442.25

11-31-121-007-0000 | 20210701601194 | 1-862-075-152

Property of Cook County Clerk's Office

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**PACIFIC PREMIER TRUST, AS SUCCESSOR
TRUSTEE TO FISERV ISS & CO., AS
TRUSTEE FOR THE BENEFIT OF RHODA
KUNZLER'S IRA,**
as to a 17.2916% undivided interest



By: Becky Richter
Its: Authorized Signatory

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
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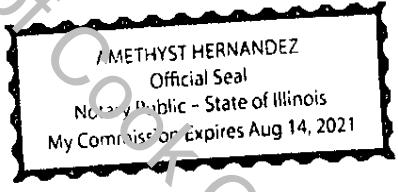
STATE OF IL

COUNTY OF COOK) ss:

This instrument was acknowledged and executed before me this 6 day of July, 2021,
by Peter Kunitz

[Signature]
Notary Public

My Commission Expires: 08-14-21



Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

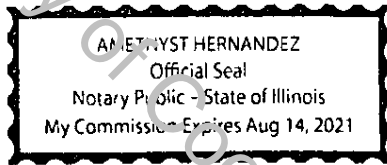
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STATE OF IL)
COUNTY OF COOK) ss:

This instrument was acknowledged and executed before me this 6 day of July, 2021,
by Rhoda E. Kunzler

[Signature]
Notary Public

My Commission Expires: 08-14-21



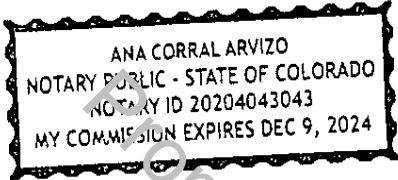
**COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387**

Property of Cook County Clerk's Office

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STATE OF Colorado)
COUNTY OF Denver) ss:

This instrument was acknowledged and executed before me this 7th day of July, 2021,
by Becky Fichter.



Ana Corral Arvizo
Notary Public

My Commission Expires: 12/09/2024

Prepared by:

**Northstone Law LLC
Attn: Animesh K. Ravani, Esq.
1016 W. Jackson Blvd., Suite 509
Chicago, IL 60607**

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**EXHIBIT A TO
SPECIAL WARRANTY DEED**

Legal Description

THE WEST 139 FEET OF THE SOUTH 1/2 OF LOT 28, EXCEPT THE WEST 17 FEET OF SAID WEST 139 FEET TAKEN FOR STREET AND EXCEPT THE NORTH 14 FEET OF SAID SOUTH HALF OF LOT 28, IN SMITH'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 6801 N. Western Ave., Chicago, Illinois 60645

Permanent Index Number(s): 11-31-121-007-0000

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. General Real Estate Taxes for the year(s) 2021, and subsequent years.
2. Lease made by Cole Taylor Bank as Trustee under trust agreement dated August 10, 1999 and known as trust number 99-8315 to 7-eleven, Inc., a Texas Corporation dated February 1, 2000, a memorandum of which was recorded November 14, 2001 as Document No. 0011070432, demising the Land for a term of 20 years, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said Lessee.
3. Rights of public or quasi-public utilities, if any, in the Land as evidenced by manhole, outside phone, inlets and overhead wires shown on survey number 99-5119-1 prepared by United Survey Service Co. And dated august 28, 2001.
4. Encroachment of the concrete curb located mainly on the subject property over and onto the property south and adjoining as referenced on survey prepared by United Survey Service, LLC dated April 27, 2007, File No. 2002-5119-2.
5. Terms and provisions contained in Leaking Underground Storage Tank Environmental Notice recorded April 7, 2005 as Document No. 0509708034.
6. Possible utility easements for overhead wires and power poles as referenced on survey prepared by United Survey Service, LLC dated April 27, 2007, File No. 2002-5119-2.