

# UNOFFICIAL COPY

This Instrument Prepared By

Andrew L. Ghubisz, Esq.  
Chuhak & Tecson, P.C.  
30 S. Wacker Drive, Ste. 2600  
Chicago, IL 60606

and After Recording Return To:

Jayal Amin, Esq.  
Amin Law Offices, Ltd.  
1900 E. Golf Road, Ste. 1120  
Schaumburg, IL 60173

Doc# 2120746074 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2021 09:59 AM Pg: 1 of 4

Dec ID 20210501648990  
ST/CO Stamp 0-581-868-816 ST Tax \$1,150.00 CO Tax \$575.00

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 26 day of May, 2021, between LILY POND LLC C SERIES, an Illinois limited liability company ("Grantor"), and 510 CALUMET CITY, INC., an Illinois corporation ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Will and State of Illinois, known and described as follows, to wit (the "Premises"):

See Exhibit A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the said Premises, together with all and singular the rights, rents, issues, profits, hereditaments and appurtenances thereto or in anywise appertaining or belonging, unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, said Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

### REAL ESTATE TRANSFER TAX



62118

6/4/21

Calumet City • City of Homes \$ 7,644.00

4818-0543-9465.v1.29825.75747

### REAL ESTATE TRANSFER TAX



62119

6/4/21

Calumet City • City of Homes \$ 7,644.00

FIRST AMERICAN TITLE  
FILE # 3086295

2062

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IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

**GRANTOR:**

**LILY POND LLC C SERIES**, an Illinois limited liability company

By: [Signature]  
Name: Steven Names  
Title: Authorized Signatory

STATE OF WISCONSIN )  
  ) SS:  
COUNTY OF Ozaukee )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Steven Names, an Authorized Signatory of Lily Pond LLC C Series, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said company, for the purposes and therein set forth.

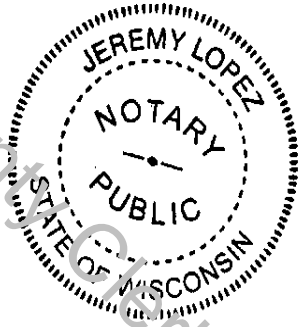
Given under my hand and official seal, this 26 day of May, 2021

[Signature], Jeremy Lopez  
Notary Public

My Commission Expires: 06/07/2024

Send Subsequent Tax Bills to: Grantee's Address

510 Calumet City, Inc.  
2485 Barkdoll Road  
Naperville, IL 60565



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## Exhibit A

### Legal Description

#### PARCEL 1:

BLOCK 2 (EXCEPT THE WEST 33 FEET) AND EXCEPT THE EAST 33 FEET AND EXCEPT PART OF BLOCK 2 LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 33 FEET OF SAID BLOCK 2 SAID POINT BEING 50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 THENCE SOUTHWESTERLY ALONG A LINE TO A POINT, SAID POINT BEING 160 FEET SOUTH (MEASURED ALONG THE EAST LINE OF SAID BLOCK 2 AND THE EAST LINE OF SAID BLOCK 2 EXTENDED) OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, AND 210 FEET WEST OF THE EAST LINE OF SAID BLOCK 2 ( MEASURED AT RIGHT ANGLES THERETO); THENCE ON A GENERAL SOUTHERLY DIRECTION ALONG A LINE TO A POINT IN THE EAST LINE OF THE WEST 33 FEET OF SAID BLOCK 2 SAID POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, CONVEYED TO COUNTY OF COOK, IN SUBDIVISION OF THAT PART NORTH OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF BLOCK 2 IN THE SUBDIVISION OF THAT PART NORTH OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 33 FEET OF SAID BLOCK 2, SAID POINT BEING 50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE SOUTHWESTERLY ALONG A LINE TO A POINT BEING 160 FEET SOUTH (AS MEASURED ALONG THE EAST LINE OF SAID BLOCK 2 AND ON THE EAST LINE OF SAID BLOCK 2 EXTENDED) OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 AND 210 FEET WEST OF THE EAST LINE OF SAID BLOCK 2 (AS MEASURED AT RIGHT ANGLES THERETO) THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG A LINE TO A POINT IN THE EAST LINE OF SAID BLOCK 2 (AS MEASURED AT RIGHT ANGLES THERETO) THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG A LINE TO A POINT IN THE EAST LINE OF THE WEST 33 FEET OF SAID BLOCK 2 SAID POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12 AFORESAID; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 107.40 FEET; THENCE NORTHEASTERLY FORMING AN ANGLE OF 144 DEGREES 42 MINUTES WITH SAID EAST LINE AS MEASURED FROM SOUTH TO NORTHEAST) A DISTANCE OF 59.70 FEET; THENCE NORTHEASTERLY FORMING AN ANGLE OF 201 DEGREES 19 MINUTES WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTHWEST TO EAST TO NORTHEAST) A DISTANCE OF 230.40 FEET; THENCE NORTHWESTERLY FORMING AN ANGLE OF 140 DEGREES 28 MINUTES WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTHWEST TO NORTHEAST) A DISTANCE OF 91.30 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 510 East End Avenue, Calumet City, IL 60409

P.I.N.: 29-12-301-001-0000

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## Exhibit B

### Permitted Exceptions

1. Encroachment upon property adjoining on the north (freeway), east (East End Avenue) and south (Wilson Avenue) by the fences appurtenant to insured premises to the extent of approximately 2.0 feet north, 3.0 and 3.2 feet east and 1.5 feet south as disclosed by survey dated May 4, 2021, Job Number: 21-1202, as prepared by Blew & Associates, PA.
2. Encroachment upon property adjoining on the east (East End Avenue) by the curbs and parking stripes appurtenant to insured premises to the extent of approximately 1.4 feet and 2.6 feet as disclosed by survey dated May 4, 2021, Job Number: 21-1202, as prepared by Blew & Associates, PA.
3. Matters disclosed by survey dated May 4, 2021, Job Number: 21-1202, as prepared by Blew & Associates, PA, as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by Inlets, sanitary sewer, stormwater, gas meter, telephone pedestal, electrical box and lights.

Property of Cook County Clerk's Office