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PT20-56040-VI 1/9

This instrument was prepared by:
David P. Resnick, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601



Doc# 2120847052 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2021 03:03 PM PG: 1 OF 6

After recording return to:

Larry H. Pachter, Esq.
Pachter, Gregory & Raffaldini, P.C.
100 Village Green, Suite 200
Lincolnshire, Illinois 60069

After recording mail tax bills to:

GI 6250 S Mozart LP
3856 W. Oakton Street
Skokie, IL 60076

SPECIAL WARRANTY DEED

This Indenture, made as of the 19 day of July, 2021, between **6250 Mozart LLC, an Illinois limited liability company**, of 765 East 69th Place, Chicago, IL 60637 ("Grantor"), and **GI 6250 S Mozart LP, an Illinois limited partnership**, of 3856 W. Oakton Street, Skokie, IL 60076 ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the Grantee and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Property") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereto, TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject to* the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

[SIGNATURE APPEARS ON FOLLOWING PAGE]


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

**6250 MOZART LLC,
an Illinois limited liability company**

By: Lakeshore Advisors LLC, its Manager

By: Welker General Partnership, its Manager

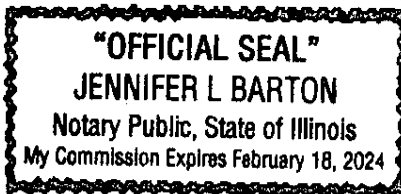
By: 
Eric Green, its General Partner

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for said County and State, do hereby certify that Eric Green, the General Partner of Welker General Partnership, the Manager of Lakeshore Advisors LLC, the Manager of 6250 Mozart LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of June, 2021.


Notary Public



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EXHIBIT A to SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 16 AND 17 IN BLOCK 15 IN COBE AND MCKINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 6250 S. Mozart Street, Chicago, IL 60629

PIN: 19-13-330-038-0000

Property of Cook County Clerk's Office

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EXHIBIT B to SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

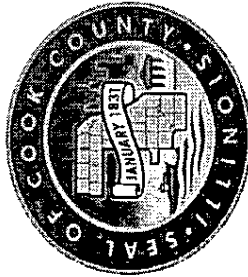
1. Taxes or special assessments which are not yet due and payable or delinquent including the year 2020 and thereafter.
2. Special Service Area Number 3, the City of Chicago, recorded as document number 0936229061.
3. Rights of the public and quasi-public utilities to maintain gas pipes, manhole and cable box as disclosed by survey made by United Survey Service, LLC, order number 2021-28650 and dated May 5, 2021.
4. Lease made by Never Again LLC 6250 S. Mozart LLC, lessor, to T-Mobile Central LLC, lessee, for a term of agreement for an initial term of 6 months commencing on the effective date which may be extended by tenant for one additional 6 month period; then for a term of 5 years with option to extend for 5 additional terms of 5 years each and then shall automatically extend for successive 1 year periods, and the covenants and conditions as therein contained, as disclosed by Memorandum of Lease dated December 31, 2014, and recorded April 24, 2015 as document no. 1511457188.
5. Existing unrecorded leases, other than those shown herein, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase.

Lola Belle's
Thayer Hamdan
CSC ServiceWorks, Inc.

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REAL ESTATE TRANSFER TAX

21-Jul-2021



COUNTY:
ILLINOIS:
TOTAL:

1,050.00
2,100.00
3,150.00

19-13-330-038-0000

20210501626030

1-027-230-480

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

23-Jul-2021



CHICAGO: 15,750.00

CTA: 6,300.00

TOTAL: 22,050.00

19-13-330-038-0000 | 20210501626030

| 0-822-987-5366

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

Property of Cook County Clerk's Office