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SPECIAL WARRANTY DEED

Upon recording, return to:
Honigman LLP
155 N. Wacker Drive, Ste. 3100
Chicago, Illinois 60606
Attn: Aaron B. Zarkowsky

Send subsequent tax bills to:
MC3 LLC – Series 4
2226 W. Melrose St.
Chicago, IL 60618



Doc# 2122345059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2021 11:54 AM PG: 1 OF 4

SOUTHPORT AVENUE PROPERTIES, LLC SERIES (42) - 2152 N. FLETCHER, CHICAGO, ILLINOIS, an Illinois designated series of a Delaware limited liability company (“Grantor”), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **MC3 LLC – SERIES 4**, a series of MC3 LLC an Illinois series eligible limited liability company, with an address of 2226 W. Melrose St., Chicago, IL 60618 (“Grantee”), the tract or parcel of land in the County of Cook, State of Illinois, described on **Exhibit A**, together with (a) all improvements located thereon, (b) all right, title, and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and (c) all right, title, and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such tract or parcel of land (such land and interests are hereinafter collectively referred to as the “Real Estate”).

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to those matters set forth on **Exhibit B** (hereinafter referred to collectively as the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Real Estate unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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Dated as of the 27 day of July, 2021

SOUTHPORT AVENUE PROPERTIES, LLC
SERIES (42) - 2152 N. FLETCHER, CHICAGO,
ILLINOIS

By: ICM PROPERTIES, INC.
Its: Manager

By: [Signature]
Name: Adam P. Winick
Its: Vice President

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adam P. Winick, not individually, but as Vice President of ICM Properties, Inc., manager of SOUTHPORT AVENUE PROPERTIES, LLC SERIES (42) - 2152 N. FLETCHER, CHICAGO, ILLINOIS, an Illinois designated series of a Delaware limited liability company, personally known to me (or presented _____ as identification), 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, sealed and delivered the said instrument as his free and voluntary act, on behalf of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 20th day of July, 2021.

{SEAL}

[Signature]
Notary Public
My Commission Expires:

This instrument was prepared by: Daniel M. Borek, Clark Hill PLC, 130 E. Randolph Street, Suite 3900, Chicago, IL 60601.



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EXHIBIT A LEGAL DESCRIPTION


Lot 27 in Subdivision of West 1/2 of Block 17 in Snow Estate Subdivision by Superior Court in partition of East 1/2 of Northwest 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 14-30-103-025-0000

Common Address: 2152 W. Fletcher St., Chicago, IL 60618

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		30-Jul-2021
	COUNTY:	525.00
	ILLINOIS:	1,050.00
	TOTAL:	1,575.00
14-30-103-025-0000		20210701616921 0-323-169-040

REAL ESTATE TRANSFER TAX		30-Jul-2021
	CHICAGO:	7,875.00
	CTA:	3,150.00
	TOTAL:	11,025.00 *
14-30-103-025-0000 20210701616921 1-449-818-896		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT B PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions of record;
2. Public and utility easements;
3. Acts done by or suffered through Grantee;
4. Existing leases and tenancies, if any;
5. All special governmental taxes or assessments confirmed and unconfirmed, not yet due and payable at the time of closing;
6. the Easement in favor of Comcast of Chicago, Inc., and its/their respective successors and assigns, recorded as Document No. 1224444063; and
7. General real estate taxes not yet due and payable at the time of closing.