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SPECIAL WARRANTY DEED



2122322006

Doc# 2122322006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2021 09:41 AM PG: 1 OF 3

This document was prepared by:
Stephanie A. Orzoff
Levit and Lipshutz, Ltd.
1120 W. Belmont Ave
Chicago, IL 60657

When Recorded Return To:
Rock Fusco & Connelly, LLC
321 N. Clark Street
Chicago, Illinois 60654
Attention: Patrick Ciancy

(Above Space for Recorder's Use Only)

The Grantor, **SHEPHERD REAL ESTATE SUBSIDIARY, LLC - NORTH & ELSTON SERIES**, an Illinois series limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 3032 N. Halsted Street, Suite 1A, Chicago, Illinois 60657, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to **4201 W. 36TH STREET LLC**, an Illinois limited liability company, having its principal office at 1321 W. Concord Place, Chicago, Illinois 60642, (the "Grantee") the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

PIN: 14-32-318-012-0000
14-32-318-013-0000
14-32-318-030-0000

COMMONLY KNOWN AS: 1332-1336 W. NORTH AVENUE AND
1612 ADA STREET, CHICAGO, IL 60642

Subject only to the following, if any: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, if any; and general real estate taxes not yet due and payable at the time of Closing;

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself 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 DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

Chicago Title 2165C 341085LP CTT/parrotte 10/1

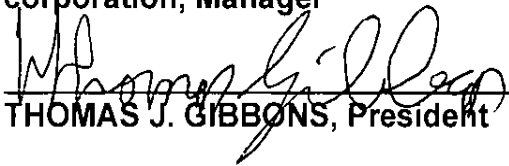
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its Member/Manager and attested by its Manager.

Dated this 25th day of June, 2021.

**SHEPHERD REAL ESTATE
SUBSIDIARY, LLC – NORTH &
ELSTON SERIES, an Illinois series
limited liability company**

By: **SHEPHERD REAL ESTATE
VENTURES, INC., an Illinois
corporation, Manager**

By: 
THOMAS J. GIBBONS, President

Property of Cook County, Illinois

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **THOMAS J. GIBBONS, President of SHEPHERD REAL ESTATE VENTURES, INC., an Illinois corporation, Manager of SHEPHERD REAL ESTATE SUBSIDIARY, LLC – NORTH & ELSTON SERIES, an Illinois series limited liability company**, is 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, sealed and delivered the said instrument as his free and voluntary act and voluntary act of the company, for the uses and purposes therein set forth.

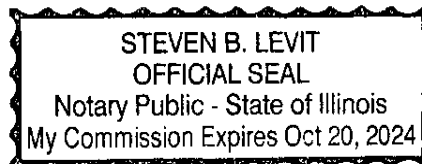
GIVEN under my hand and notarial seal, this 25th day of June, 2021.



Notary Public

SEND FUTURE TAX BILLS TO:

4201 W. 36TH STREET LLC
1321 W. CONCORD PLACE
CHICAGO, ILLINOIS 60642



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LEGAL DESCRIPTION

Order No.: 21GSC341003LP

For APN/Parcel ID(s): 14-32-318-012-0000, 14-32-318-013-0000 and 14-32-318-030-0000



PARCEL 1:


LOT 26 AND THE WEST 1/2 OF LOT 27 IN THE SUBDIVISION OF BLOCK 3 IN BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33 IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 30 IN BLOCK 3 IN CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 30; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT 30, 45 FEET, THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT, 116.05 FEET TO THE INTERSECTION WITH A LINE 3 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY, ALONG THE LAST DESCRIBED LINE, 25.68 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 37.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 121.60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		27-Jun-2021	
		COUNTY:	1,500.00
		ILLINOIS:	3,000.00
		TOTAL:	4,500.00
14-32-318-013-0000 20210601679809 1-363-105-040			

REAL ESTATE TRANSFER TAX		27-Jun-2021	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00
14-32-318-013-0000 20210601679809 1-631-540-496			

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