UNOFFICIAL COPY

This instrument was prepared by: Christyl Marsh Cohen, Salk & Hoffman, P.C. 630 Dundee Road, Suite 120 Northbrook, IL 60062

After recording return to: Jared Fattore Ashen Law Group 217 N. Jefferson Street, Suite 601 Chicago, IL 60661

Send subsequent tax bills to: 1649 Jonquil LJ C 4520 N. Clarendon Avenue Chicago, IL 60640 Doc#. 2125620429 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/13/2021 02:58 PM Pg: 1 of 3

Dec ID 20210801658866

ST/CO Stamp 0-167-468-816 ST Tax \$3,850.00 CO Tax \$1,925.00

City Stamp 0-979-427-088 City Tax: \$40,425.00

For Recorder's Office Use Only

41065244(13) G/T

SPECIAL WARRANTY DEED

Rogers Park Holdings LLC, an Illinois limited liability company ("Grantor"), having an address at 1103 N. Western Avenue, Chicogo, IL 60622, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY unto 1649 Jonquil LLC, an Illinois limited liability company, having an address at 4520 N. Clarendon Avenue, Chicago, Illinois 60640 (the "Grantee"), the real estate situated in the County of Cook, in the Stage of Illinois, described as follows (the "Real Estate"):

PIN:

11-30-218-001-0000

Address:

1649-55 W. Jonquil Terrace, Chicago, Illinois 60626

LOTS 1 AND 2 IN BLOCK 16 IN GUNDERSON'S NORTH BIRCHWOOD SUBDIVISION OF BLOCKS 4 TO 17 OF DAVID P. O'LEARY'S SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD, the said premises with the appurtenances for the uses and purposes herein set forth.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend the Real Estate, against all persons lawfully claiming or to claim the same, by, though or under it, subject to: General real estate taxes not yet due and payable; the permitted exceptions set forth on Exhibit A attached hereto; and Grantee's mortgage, if any.

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In Witness Whereof, said Grantor has caused its name to be executed as of this <u>9</u> day of September, 2021.

ROGERS PARK HOLDINGS LLC, an Illinois limited liability company

By:

Gene Bernshtam, Operating Manager

ACKNOWLEDGMENT

State of Illinois

) 88!

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gene Bernshtam, an Operating Wanager of Rogers Park Holdings LLC, an Illinois limited liability company, and personally known o 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 succe Operating Manager of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein sectorth

Given under my hand and notarial seal this _____ day of September, 2021.

My Commission Expires: 7/19/2023

Notary Public

ANTHONY S CHIONG
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 679476
My Commission Expires 07/19/2023

REAL ESTATE TRANSFER TAX			13-Sep-2021	
_	- P	A STATE OF THE PARTY OF THE PAR	COUNTY:	1,925.00
	: panel (3.1)		ILLINOIS:	3,850.00
			TOTAL:	5,775.00
,	44 20 240	004 0000	Languagenee	0_167_169_816

REAL ESTATE TRA	13-Sep-2021	
655A	CHICAGO;	28,875,00
	CTA:	11,550.00
	TOTAL:	40,425.00 *

11-30-218-001-0000 20210801658866 0-979-427-088
* Total does not include any applicable penalty or interest due.

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Exhibit A

Permitted Exceptions

1. General real estate taxes for the year 2021 and subsequent years.

2. The land lies within the boundaries of special service area 19 of the City of Chicago, as disclosed by ordinance recorded as document no. 2036317251, and subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

3. Encroachment of the balcony located mainly on the land onto the public right of way north and adjoining by and undisclosed amount and onto the public right of way west and adjoiring by an undisclosed amount.

4. Encroachment of the canopy located mainly on the land onto the public right of way west and adjoiring by an undisclosed amount.

5. Existing unrecorded leases.

