

# UNOFFICIAL COPY

Doc#: 2125620429 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/13/2021 02:58 PM Pg: 1 of 3

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

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

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 LLC  
4520 N. Clarendon Avenue  
Chicago, IL 60640

For Recorder's Office Use Only

41065244 (1/3)

GIT

## SPECIAL WARRANTY DEED

Rogers Park Holdings LLC, an Illinois limited liability company ("Grantor"), having an address at 1103 N. Western Avenue, Chicago, 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 State 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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## 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 adjoining by an undisclosed amount.
4. Encroachment of the canopy located mainly on the land onto the public right of way west and adjoining by an undisclosed amount.
5. Existing unrecorded leases.

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