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Chicago Title Insurance Company

Special Warranty DEED
ILLINOIS STATUTORY



2125917051D

Doc# 2125917051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2021 02:07 PM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTOR, GTC Main Street, INC, an Illinois corporation, of the City of Evanston, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to GRANTEE, 1119 Greenleaf Investors LLC, an Illinois Limited Liability company of 2530 Crawford Ave, 108, Evanston, IL, Cook, 60201 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3 (EXCEPT THE EAST 23 FEET THEREOF) AND ALL OF LOT 4 IN BLOCK 1 IN ADAM AND BROWN'S ADDITION TO EVANSTON, IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2021 and those matters specifically set forth on Exhibit "A" attached hereto.

The Grantor warrants to the Grantee and its successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions; and grantor covenants that it will defend said premises to the extent of the lawful claims and demands of all persons claiming by through or under Grantor, but against none other.

Permanent Real Estate Index Number(s): 11-19-303-006-0000, 11-19-303-034-0000, 11-19-303-007-0000

Address of Real Estate: 710-716 Main Street, Evanston, IL, 60202

Dated this 7 day of September, 2021.

SP
P
S
SC
INT

IN WITNESS WHEREOF, The Seller has executed this Special Warranty Deed as of the date set forth above.

GTC Main Street, INC (Seal)

By: Shaun Chinsky
Shaun Chinsky

It's: President

21CSA529009LD
MIM 101

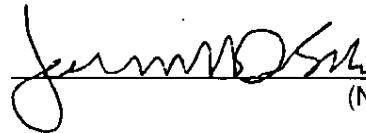
031930
CITY OF EVANSTON
Real Estate Transfer Tax
PAID SEP 03 2021
AMOUNT \$ 18,900.00
Agent LB

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STATE OF ILLINOIS, COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SHAUN CHINSKY, personally known to me to be the President of GTC Main Street, INC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of September, 2021.


(Notary Public)



Property of Cook County Clerk's Office

Prepared By:

John J. O'Leary.
O'Leary Law Firm, LLC
20 North Clark Street
Suite 850
Chicago, IL 60602

Mail To:

1119 Greenleaf Investors LLC,
2530 Crawford Ave, 108, Evanston, IL, Cook, 60201

Name and Address of Taxpayer:

1119 Greenleaf Investors LLC
710-716 Main Street, Evanston, IL, 60202

REAL ESTATE TRANSFER TAX

14-Sep-2021



COUNTY: 1,350.00
ILLINOIS: 2,700.00
TOTAL: 4,050.00

11-19-303-006-0000

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EXHIBIT 'A' PERMITTED EXCEPTIONS

1. Easement agreement dated October 14, 1974 and recorded November 26, 1974 as document 22917993 for ingress and egress and the terms, conditions and provisions contained therein.
2. Agreement between Michael Foley and wife and Edward J. Wickam dated October 12, 1891 recorded November 7, 1891 in book 3786 page 124 document 1565007 relating to a party wall on the west line of the west 40 feet of lot 4 aforesaid.
3. Adverse encroachment of the 2 story brick building located mainly on the property East and adjoining onto subject property by approximately 0.7-0.92 feet and disclosed by survey presented at closing prepared by Gremley & Biedermann, dated August 18, 2021 as order no. 2021-29063-001.
4. Adverse encroachment of the 2 story brick building located mainly on the property West and adjoining onto subject property by approximately 0.99 feet and disclosed by survey presented at closing prepared by Gremley & Biedermann, dated August 18, 2021 as order no. 2021-29063-001.
5. Adverse encroachment of the covered basement entry located mainly on the property West and adjoining onto subject property by an undisclosed amount and reflected on survey presented at closing prepared by Gremley & Biedermann, dated August 18, 2021 as order no. 2021-29063-001.
6. Adverse encroachment of the frame entry, ramp, and concrete walk located mainly on the property West and adjoining onto subject property by up to approximately 4.68 feet and disclosed by survey presented at closing prepared by Gremley & Biedermann, dated August 18, 2021 as order no. 2021-29063-001.
7. Encroachment of the 3 story brick building located mainly on the subject property onto the property West and adjoining by approximately 0.03-0.26 feet and disclosed by survey presented at closing prepared by Gremley & Biedermann, dated August 18, 2021 as order no. 2021-29063-001.
8. Possible unrecorded easements in favor of public and quasi-public utility companies for the right to maintain and repair manholes, storm catch basins, electric meters, and aerial wires, together with the right of access thereto, and disclosed by survey presented at closing prepared by Gremley & Biedermann, dated August 18, 2021 as order no. 2021-29063-001.
9. Existing leases residential leases and commercial leases to Evanston Eye Wellness, Reprise Coffee Roasters, Masterpiece Framing and GTC Main Street, which leases do not contain a right of first refusal or option to purchase.