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SPECIAL WARRANTY DEED

Doc# 2126322000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2021 09:21 AM PG: 1 OF 3

The Grantor, ILLINOIS MECHANICAL SALES, INC., n/k/a IMS REALTY HOLDINGS, INC., an Illinois corporation authorized to transact business in the State of Illinois, 2627 N. Western Avenue, Chicago, Illinois, for and in consideration of Ten and 00/100 and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 2627 CHI PROPERTY OWNER, LLC, 1390 Market Street, Suite 200, San Francisco, California (the Grantee), the following described Real Estate in the County of Cook, in the State of Illinois, to wit

See Legal Description Attached


Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property.



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-30-305-007-0000; 14-30-305-020-0000

Address of Real Estate: 2627 N. Western Avenue, Chicago, Illinois 60647

21ST 0207INB
MM 1011

REAL ESTATE TRANSFER TAX		17-Sep-2021
	CHICAGO:	12,750.00
	CTA:	5,100.00
	TOTAL:	17,850.00 *

REAL ESTATE TRANSFER TAX		17-Sep-2021
	COUNTY:	850.00
	ILLINOIS:	1,700.00
	TOTAL:	2,550.00

14-30-305-007-0000 | 20210901677338 | 1-553-858-704

14-30-305-007-0000 | 20210901677338 | 0-570-884-240

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

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Dated this 10th day of September, 2021

Illinois Mechanical Sales, Inc., n/k/a IMS
Realty Holdings, Inc., an Illinois corporation

By: Michael J. Mallaney
President

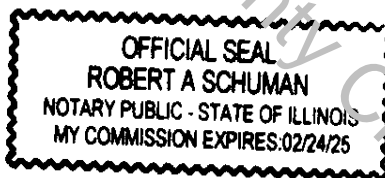
State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Mallaney, President of Illinois Mechanical Sales, Inc., n/k/a IMS Realty Holdings, Inc., personally known to me to be the President of the corporation, and 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 as such President, he signed, sealed and delivered the said instrument, pursuant to authority given by the company, as his free and voluntary act, and as free and voluntary deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of September, 2021.

Commission expires 2/24/25 Robert A Schuman
Notary Public

PLACE SEAL HERE:



This instrument was prepared by Robert Schuman 555 Skokie Blvd #500 Northbrook, Illinois 60062.

Mail to:

Mr. Adam Lysinski
Lysinski & Associates, P.C.
4418 N. Milwaukee Avenue
Chicago, Illinois 60630

Send Subsequent Tax Bills To:

WK Holdings LLC
110 West 40th Street Ste 900
New York NY 10018

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LEGAL DESCRIPTION

Order No.: 21ST02071NB

For APN/Parcel ID(s): 14-30-305-007-0000 and 14-30-305-020-0000

LOTS 8, 9, 10 AND 11 (EXCEPT THAT PART OF LOTS 8, 9, 10 AND 11 WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 30, IN BLOCK 3 IN JONES' SUBDIVISION OF LOT 6) IN THE SNOW ESTATES SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 30 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office