

UNOFFICIAL COPY

21NW7144775 LP 1/3
SPECIAL WARRANTY DEED

Doc#: 2127049258 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 04:05 PM Pg: 1 of 5

Dec ID 20210901666785
ST/CO Stamp 1-176-658-064 ST Tax \$1,850.00 CO Tax \$925.00

Upon recording, return to:
Canning & Canning LLC
Attn: Barbara Canning, Esq.
1000 Skokie Blvd., Suite 355
Wilmette, IL 60091

Sent subsequent tax bills to:
Ahwela Properties LLC
Attn: Melinda Aharoni
1845 Oak St., #15
Northfield, IL 60093

3545 WEST LAKE AVENUE LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto AHWELA PROPERTIES LLC, a Delaware limited liability company with an address of 1845 Oak St., #15, Northfield, IL 60093 ("**Grantee**") the tract or parcel of land in Cook County, Illinois, described in Exhibit A, attached hereto, together with (a) all improvements located thereon, but expressly excluding improvements and structures owned by any tenant or any other third party, (b) all right, title, and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and (c) all right, title, and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such tract or parcel of land (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to those matters described on Exhibit B, attached hereto (hereinafter referred to collectively as the "**Permitted Exceptions**").

Grantee acknowledges that Grantee has independently and personally inspected the Property. The Property is hereby conveyed to and accepted by Grantee in its present condition, "AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

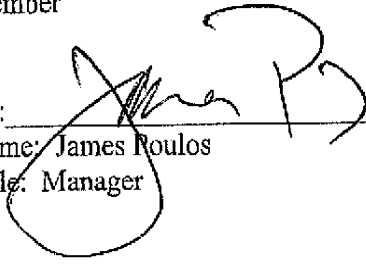
[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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EXECUTED to be effective as of 9/9, 2021.

3545 WEST LAKE AVENUE LLC,
an Illinois limited liability company

By: SPYDER PROPERTIES LLC,
an Illinois limited liability company
Its: Member

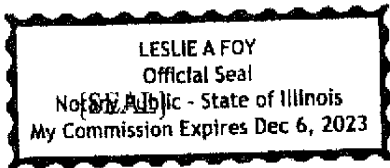
By: 
Name: James Poulos
Title: Manager

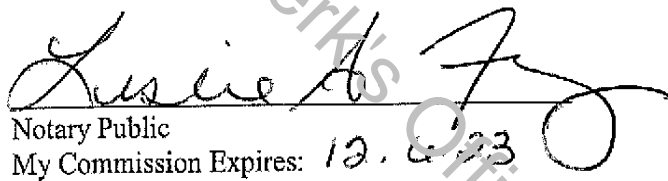
Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Poulos, not individually, but as manager of Spyder Properties LLC, an Illinois limited liability company, the sole member of 3545 West Lake Avenue LLC, an Illinois limited liability company, personally known to me (or presented Drivers License as identification), 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 as the free and voluntary act of said companies, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 30th day of August, 2021.




Notary Public
My Commission Expires: 12. 6. 23

This instrument was prepared by:
Daniel M. Borek, Esq.
Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, IL 60601

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOTS 14, 15, 16 AND 17 IN ARTHUR DUNAS COMPANY'S RAPID TRANSIT SUBDIVISION UNIT NUMBER 1 BEING A SUBDIVISION OF PART OF THE NORTH 30 ACRES (EXCEPT THE EAST 8 3/4 ACRES THEREOF) OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE RIGHT OF WAY OF THE PUBLIC SERVICE CO. OF NORTHERN ILLINOIS;

ALSO THE WEST 200 FEET OF THE EAST 8 3/4 ACRES OF THE NORTH 30 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 14, 15, 16 AND 17 IN ARTHUR DUNAS COMPANY'S RAPID TRANSIT SUBDIVISION UNIT NUMBER 1 BEING A SUBDIVISION OF PART OF THE NORTH 30 ACRES (EXCEPT THE EAST 8 3/4 ACRES THEREOF) OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE RIGHT OF WAY OF THE PUBLIC SERVICE CO. OF NORTHERN ILLINOIS; ALSO THE WEST 200 FEET OF THE EAST 8 3/4 ACRES OF THE NORTH 30 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN VACATED BY DOCUMENT 27377447 ON DECEMBER 19, 1984

PARCEL 3:

THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 18 IN ARTHUR DUNAS COMPANY'S RAPID TRANSIT SUBDIVISION UNIT NO. 1 BEING A SUBDIVISION OF PART OF THE NORTH 30 ACRES (EXCEPT THE EAST 8 3/4 ACRES THEREOF) OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE RIGHT OF WAY OF THE PUBLIC SERVICE CO. OF NORTHERN ILLINOIS;

ALSO THE WEST 200 FEET OF THE EAST 8 3/4 ACRES OF THE NORTH 30 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN VACATED BY DOCUMENT 27377447 ON DECEMBER 19, 1984.

Commonly known as: 3545 West Lake Avenue, Wilmette, IL 60091

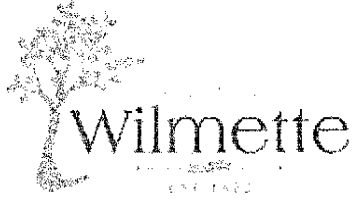
PIN(S): 05-31-103-001-0000
05-31-103-002-0000
05-31-103-003-0000
05-31-103-004-0000

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EXHIBIT B PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due as of the date hereof with respect to any special taxes or assessment for improvements heretofore completed;
4. Matters created by, through or under the acts of Grantec;
5. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;
6. Building lines, setbacks and/or building restrictions, if any;
7. Public and utility easements, if any;
8. Covenants and restrictions of record as to use and/or occupancy, if any;
9. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees;
10. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated alley (affects Parcels 2 and 3);
11. Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities (affects Parcels 2 and 3);
12. Encroachment of 2 story brick building located mainly on the Land over onto public property lying North and adjoining by approximately 0.05 feet and approximately 0.08 feet as shown on Plat of Survey by United Survey Service, LLC, dated June 9, 2021, File no. 2021-28858 (affects Parcel 1);

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Name of Buyer:
 Ahwela Properties, LLC
 Melinda Aharoni

Real Estate Transfer Tax
\$5,550.00

Property Address:
 3545 W LAKE AVE
 WILMETTE, IL 60091

Issue Date 9/9/2021

Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$400.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$200.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$90.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$70.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$50.00	Qty: 1	=	\$50.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$30.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$20.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$1.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$500.00	Qty: 1	=	\$500.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$300.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$100.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$80.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$60.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$40.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$25.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$10.00	Qty: 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	

Village of Wilmette	\$5,000.00	Qty: 1	=	\$5,000.00
Real Estate Transfer Tax				
Stamp #:	CO	2021-09-09	3545 W LAKE AVE	