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This document prepared by

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191 North Wacker Drive, Suite 1800
Chicago, IL 60606



Doc# 2127145030 Fee \$68.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 10:53 AM PG: 1 OF 7

After recording return to

3320 Fullerton LLC
444 North Michigan Avenue
Suite 3450
Chicago, IL 60611

SPECIAL WARRANTY DEED

This Indenture, made as of the 23rd day of September, 2021, between **FULLERTON SAGE, LLC**, an Illinois limited liability company ("Grantor"), as grantor, having a mailing address of 564 Montecito Blvd., Napa, California 94559, and **3320 FULLERTON LLC**, an Illinois limited liability company ("Grantee"), as grantee, having a mailing address at 444 North Michigan Avenue Suite 3450, Chicago, IL 60611, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

Together with all and singular the hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity, of, in and to the Subject Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

PERMANENT REAL ESTATE INDEX NUMBERS:

- 13-26-427-029-0000
- 13-26-427-030-0000
- 13-26-427-031-0000

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- 13-26-427-032-0000
- 13-26-427-033-0000
- 13-26-427-034-0000

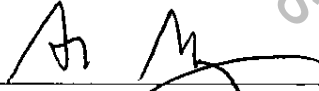
ADDRESS OF REAL ESTATE: 3320 W. Fullerton Avenue,
Chicago, Illinois 60647

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following (hereinafter, collectively, the "Permitted Title Exceptions"):

1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Those matters identified on Exhibit "B" attached hereto and made a part hereof; and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

GRANTOR:

FULLERTON SAGE, LLC

By: 
Printed Name: Albert Morgese
Title: Manager

MAIL FUTURE TAX BILLS TO:

Walgreen Co.
Real Estate Tax Department
PO Box 1159
Deerfield, IL 60615-4600

REAL ESTATE TRANSFER TAX

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27 Sep 2021



CHICAGO:	48,125.00
CTA:	17,250.00
TOTAL:	60,375.00 *

13-26-427-029-0000 | 20210901676709 | 1-909-854-352

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

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

REAL ESTATE TRANSFER TAX

UNOFFICIAL COPY

27-Sep-2021



COUNTY:	2,875.00
ILLINOIS:	5,750.00
TOTAL:	8,625.00

13-26-427-029-0000

| 20210901676709 | 1-439-830-160

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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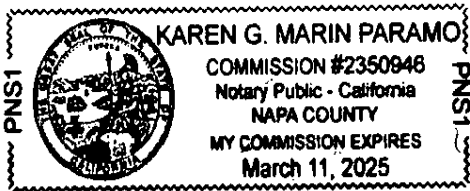
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On September 17, 2021, before me, Karen G. Marin Paramo, a Notary Public, personally appeared ALBERT MORGESE who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

Property of Cook County Clerk's Office

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description of Property

PARCEL 1:

LOTS 54, 55, 56, 57, 58, AND THE WEST 6 FEET OF LOT 59 IN DE ZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EAST 19 FEET OF LOT 59 AND THE WEST 9 FEET OF LOT 60 IN DE ZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EAST SIXTEEN (16) FEET OF LOT SIXTY (60) AND ALL OF LOT SIXTY ONE (61) AND THE WEST FIFTEEN (15) FEET OF LOT SIXTY TWO (62) IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY SIX (26), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Title Exceptions

PERMITTED EXCEPTIONS

1. Terms, provisions and conditions contained in Lease by and between Fullerton-Kimball, LLC, an Illinois limited liability company, lessor, and Walgreen Co., an Illinois corporation, dated February 26, 2003, a memorandum of which was recorded March 27, 2003 as Document 0030415511 and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
2. Covenants, conditions and restrictions contained in the Deed reentered August 25, 1909 as Document Number 4428315 (affects parcels 2 and 3).

Property of Cook County Clerk's Office