

UNOFFICIAL COPY

Doc#: 2129207034 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 06:15 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Prepared by:

Dec ID 20211001694637
ST/CO Stamp 1-189-509-264

James M. Vasselli, Esq.
DEL GALDO LAW GROUP, LLC
1441 S. Harlem Avenue
Berwyn, IL 60402

This SPECIAL WARRANTY DEED, made this 13th day of October, 2021 between the J. STERLING MORTON HIGH SCHOOL DISTRICT 201, an Illinois school district ("Grantor"), party of the first part, and PWS INVESTMENTS, LLC, an Illinois limited liability company ("Grantee"), party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does, REMISE, RELEASE, ALIEN, GRANT, AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, the following described real estate situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances thereto, unto the party of the second part, its successors forever.

THIS IS NOT HOMESTEAD PROPERTY AND ALL HOMESTEAD RIGHTS ARE HEREBY RELEASED AND WAIVED.

And the party of the first part, for itself, and its successors, does covenant, promise, and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming or to claim the same by, through, or under it, the party of the first part WILL SPECIALLY WARRANT AND DEFEND,

SUBJECT TO: Covenants, conditions, and restrictions of record, general real estate taxes not due and payable as of the date hereof, building lines and easements.

Address of Property: 1605 South 55th Avenue, Cicero, Illinois 60804

T O W N A X	Town of Cicero 	Address: 1605 S 55TH AVE Date: 10/14/2021 Stamp #: 2021-8114	Real Estate Transfer Tax \$50.00 Payment Type: Check 2021-BF9BFSVH
--------------------------------	---	--	---

UNOFFICIAL COPY

Permanent Real Estate Index Number: PIN: 16-21-306-001-0000

Name and Address of Taxpayer:
Pressure Washing Systems Marketing
1615 S. 55th Avenue
Cicero, IL 60804

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THAT PART OF BLOCK SIX IN GRANT LAND ASSOCIATION RE-SUBDIVISION IN SECTION TWENTY-ONE, TOWNSHIP THIRTY-NINE NORTH, RANGE THIRTEEN, EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF 55TH AVENUE WITH THE NORTH LINE OF BLOCK SIX (SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE AFORESAID); THENCE NORTH 88 DEGREES 24 MINUTES 18 SECONDS EAST, BEING AN ASSUMED BEARING ON SAID NORTH LINE OF BLOCK SIX, A DISTANCE OF 123.70 FEET; THENCE SOUTH 31 DEGREES 26 MINUTES 31 SECONDS EAST, 136.17 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 07 SECONDS EAST, 46.46 FEET TO A POINT OF CURVE ON A NONTANGENTIAL CURVE; THENCE CONTINUING SOUTHERLY 78.60 FEET TO THE RIGHT ON SAID CURVED LINE HAVING A RADIUS OF 188.00 FEET AND A CHORD DISTANCE OF 78.03 FEET WITH A CHORD BEARING OF SOUTH 13 DEGREES 18 MINUTES 16 SECONDS EAST; THENCE SOUTH 9 DEGREES 28 MINUTES 35 SECONDS EAST, 17.52 FEET TO A POINT OF CURVE ON A NONTANGENTIAL CURVE; THENCE NORTHERLY 96.00 FEET TO THE LEFT ON SAID CURVED LINE HAVING A RADIUS OF 195.00 FEET AND A CHORD DISTANCE OF 96.00 FEET WITH A CHORD BEARING OF NORTH 11 DEGREES 33 MINUTES 44 SECONDS WEST; THENCE SOUTH 88 DEGREES 24 MINUTES 18 SECONDS WEST, ON A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK SIX, A DISTANCE OF 209.01 FEET TO THE EAST LINE OF SAID 55TH AVENUE; THENCE NORTH 01 DEGREES 34 MINUTES 40 SECONDS WEST ON THE EAST OF 55TH AVENUE, A DISTANCE OF 159.31 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 27238 SQUARE FEET OR 0.625 ACRES, MORE OR LESS