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Doc#: 2130049157 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/27/2021 01:15 PM Pg: 1 of 4

This document was prepared by:
After recording mail to:

Glenn D. Taxman
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

Dec ID 20211001698288

ST/CO Stamp 0-645-645-456 ST Tax \$4,300.00 CO Tax \$2,150.00

Send subsequent tax bills to:

FGPH 203 S Marion LLC
100 S. Wacker Drive, Suite 2100
Chicago, IL 60606

COHI19070694
(141)

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of October 21, 2021 between 203 S. MARION STREET CORPORATION, an Illinois corporation ("Grantor"), and FGPH 203 S. MARION LLC, an Illinois limited liability ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached and incorporated Exhibit A

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 Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 Grantor will WARRANT AND DEFEND said premises against all persons or entities lawfully claiming, or to claim the same, by, through or under Grantor, subject, however, to only real estate taxes not yet due and payable, and covenants, conditions, easements and restrictions of public record as of the date hereof, insofar as the same are applicable and presently in force and effect.

(SIGNATURE PAGE FOLLOWS)

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EXHIBIT A

LOTS 1, 4, 5 AND 8 IN BLOCK 4 IN SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 203 S. Marion Street, Oak Park, IL

P.I.N.(S): 16-07-308-008, 16-07-308-009, 16-07-308-010 and 16-07-308-011

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REAL ESTATE TRANSFER TAX

21-Oct-2021



COUNTY:	2,150.00
ILLINOIS:	4,300.00
TOTAL:	6,450.00

16-07-308-008-0000

| 20211001698288 | 0-645-645-456