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REAL ESTATE TRANSFER TAX

28-Oct-2021



COUNTY:	1,129.00
ILLINOIS:	2,258.00
TOTAL:	3,387.00

24-19-120-034-0000

| 20211001622887 | 1-865-241-744

Doc# 2130119050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/28/2021 03:12 PM PG: 1 OF 5

Prepared by:
 Greenberg Traurig, LLP
 200 Park Avenue
 New York, NY 10166
 Attention: Harrison S. Kleinman, Esq.

After Recording return to:
 Fisher Cohen Waldman Shapiro, LLP
 1247 Waukegan Road, Suite 100
 Glenview, Illinois 60025
 Attention: Joey Waldman, Esq.

Mail Tax Bills to:
 11425-11429 South Harlem, LLC
 6180 NW 63rd Way
 Parkland, FL 33067
 Attention: Severino A. Rodrigues

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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT CURALEAF WORTH, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto **11425-11429 SOUTH HARLEM, LLC**, an Illinois limited liability company ("Grantee") the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof,

Together with all buildings, structures, and improvements located thereon, and all rights, easements and appurtenances in any manner appertaining or belonging thereto (collectively, the "Property"), subject to the Permitted Exceptions attached hereto as Exhibit B.

Property Index Numbers: 24-19-120-034-0000
 24-19-120-035-0000
 24-19-120-036-0000

Address of real estate: 11425-11429 S. Harlem Avenue, Worth, IL 60482

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

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Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons lawfully claiming by, through or under Grantor. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed.

[SIGNATURE PAGE FOLLOWS]



Village of Worth
Cook County, IL
All Fines Paid in Full
24-19-120-034-0000
24-19-120-035-0000
24-19-120-036-0000
3/9/2021

Property of Cook County Clerk's Office

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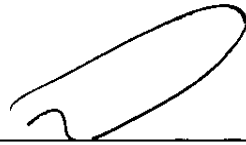
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this ___ day of March, 2021.

GRANTOR:

CURALEAF WORTH, LLC,
an Illinois limited liability company

By: _____

Name: Matthew Darin
Its: Authorized Signatory

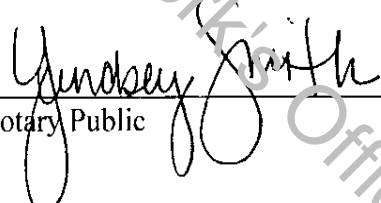


STATE OF ILLINOIS)
COUNTY OF Cook) SS

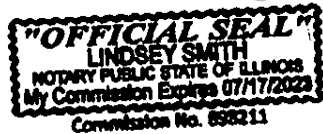
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Darin as the Authorized Signatory of Curaleaf Worth, LLC personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

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

Notary Public



Commission Number: 898211
My Commission expires: 7/17/23



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EXHIBIT A to Deed

Legal Description

PARCEL 1:

LOTS 120 TO 124, BOTH INCLUSIVE, ALL IN ARTHUR DUNAS' HARLEM AVENUE ADDITION UNIT NUMBER 3, BEING A SUBDIVISION OF THE SOUTH 1435.5 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE WEST 33 FEET OF THE EAST HALF AND EXCEPT THEREFROM THE EAST 33 FEET OF THE WEST HALF OF THE WEST HALF OF NORTHWEST QUARTER), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 125, 126, 127, 128 AND 129 (EXCEPT THAT PORTION OF SAID LOT 129 WHICH LIES SOUTHWESTERLY OF A LINE DESCRIBED BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 129 WHICH IS 15 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 129, THENCE NORTHWESTERLY TO A POINT ON THE WESTERLY LINE OF SAID LOT 12 WHICH IS 15 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 129) IN ARTHUR DUNAS' HARLEM AVENUE ADDITION UNIT NUMBER 3, BEING A SUBDIVISION OF THE SOUTH 1435.5 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE WEST 33 FEET OF THE EAST HALF AND EXCEPT THEREFROM THE EAST 33 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER), IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office

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EXHIBIT B TO DEED

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES THAT ARE NOT YET DUE AND PAYABLE.
2. ORDINANCE NUMBER 2014-32, AN ORDINANCE APPROVING WCCC, LLC'S REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH AND OPERATE A MEDICAL CANNABIS DISPENSING ORGANIZATION AT THE PROPERTY KNOWN AS 11425 S. HARLEM AVENUE, WORTH, ILLINOIS, WAS RECORDED AUGUST 11, 2015 AS DOCUMENT NUMBER 1522315080, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
3. THE LAND LIES WITHIN THE BOUNDARIES OF AN ENTERPRISE ZONE AS DISCLOSED BY ORDINANCE RECORDED APRIL 28, 2016 AS DOCUMENT NUMBER 1611910119.
AMENDMENT WAS RECORDED AUGUST 17, 2018 AS DOCUMENT NUMBER 1822910000.
4. ORDINANCE NUMBER 2019-56, AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ESTABLISH AND OPERATE A CANNABIS DISPENSARY AT 11425-11429 S. HARLEM AVENUE, WORTH, ILLINOIS, WAS RECORDED DECEMBER 6, 2019 AS DOCUMENT NUMBER 1934033171, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

Property of Cook County Clerk's Office