

# UNOFFICIAL COPY

**Prepared by:**

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Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2021 09:39 AM Pg: 1 of 2

Dec ID 20211001611831  
ST/CO Stamp 0-229-303-440 ST Tax \$1,290.00 CO Tax \$645.00  
City Stamp 1-275-630-736 City Tax: \$13,545.00

**After recording mail to:**

Kevin M. Cahill, Esq.  
101 North Wacker Drive  
Suite 611  
Chicago, IL 60606

**Send future tax bills to:**

7245 Bennett LLC  
1804 S. Ashland Avenue  
Chicago, Illinois 60608

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*(Above space for Recorder's use only)*

## **SPECIAL WARRANTY DEED**

THE GRANTOR, **BENNETT COURTYARD LLC**, an Illinois limited liability company, having its principal place of business at 2569 Audrey Lane, Northbrook, Illinois 60062 ("**Grantor**"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, with special warranty covenants, to **7245 BENNETT LLC**, an Illinois limited liability company ("**Grantee**"), having an address of 101 N. Wacker Drive, Suite 611, Chicago, Illinois 60606, all of its right, title, and interest in the following described Real Estate:

LOT 1 (EXCEPT THE SOUTH 85 FEET) AND ALL OF LOTS 2 TO 5 (EXCEPT THE SOUTH 61 FEET OF THE WEST 106 FEET OF SAID LOTS 2 AND 5) IN THE RESUBDIVISION OF THE SOUTH 10 FEET OF LOT 9 AND ALL OF LOTS 10 TO 12 IN THE COMMISSIONER'S PARTITION OF LOTS 11 AND 13 TO 15 IN THE COUNTY CLERK'S DIVISION OF BLOCKS 6,11 AND 14 IN G.W. CLARKE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-25-120-010-0000 and 20-25-120-012-0000.  
Commonly known as: 7245-55 S. Bennett, Chicago, Illinois 60649.

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

This is not a homestead property.

*[Signature and notary page to follow]*

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 22<sup>nd</sup> day of October 2021.

**BENNETT COURTYARD LLC,**  
an Illinois limited liability company

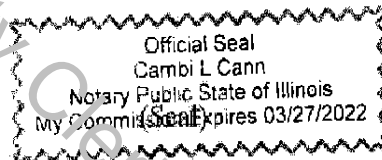
By: [Signature]  
Simon Berger, Manager

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Cambi L Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Simon Berger, the manager of BENNETT COURTYARD LLC, an Illinois limited liability partnership, who is personally known to me 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 and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22<sup>nd</sup> day of October, 2021.

Notary Public  
My Commission Expires: 3/27/2022



Property of Cook County Clerk's Office