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Doc# 2130822022 Fee \$88.00

**Document Prepared By:**

Jay R. Goldberg  
Field and Goldberg, LLC  
10 South LaSalle Street, Suite 2910  
Chicago, Illinois 60603

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/04/2021 12:05 PM PG: 1 OF 4

**Mail Recorded Deed To:**

Nat Piggee  
Tiger Law  
220 N. Green Street  
Chicago, Illinois 60607

**Mail Tax Bills To:**

Granville Apartments LLC  
220 Green Street  
Chicago, Illinois 60607

GIT

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 29th day of October 2021 by and between **BCHKENMO 6230, LLC**, an Illinois limited liability company, of Wilmette, Illinois ("Grantor"), and **Granville Apartments LLC**, an Illinois limited liability company, ("Grantee"), its successors and assigns, whose address is 220 Green Street, Chicago, Illinois 60607.

**Grantor**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto **Grantee**, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described hereto (the "Property");

LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888 AS DOCUMENT 1042704, IN COOK COUNTY, ILLINOIS.

**Permanent Index No.:** 14-05-205-013-0000

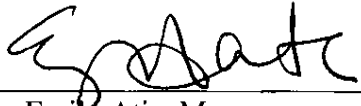
**Address of Property:** 6230 N. Kenmore Avenue, Chicago, Illinois 60660

TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters shown on Exhibit "A" attached hereto and made a part hereof.

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**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed and delivered by its Manager, as of the day and year first above written.

**BCHKENMO 6230, LLC,**  
**an Illinois limited liability company**

By:   
Emily Atia, Manager

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Emily Atia, the Manager of BCHKENMO 6230, LLC, 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 as said Manager she signed, sealed and delivered the said instrument as her free and voluntary act, and the free and voluntary act of BCHKENMO 6230, LLC for the uses and purposes therein set forth.


Given under my hand and official seal, this 28<sup>th</sup> day of October, 2021.

Commission expires 8-5-22

  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		02-Nov-2021
	COUNTY:	15,750.00
	ILLINOIS:	31,500.00
	<b>TOTAL:</b>	<b>47,250.00</b>
14-05-205-013-0000	20211001620742	0-597-226-640

REAL ESTATE TRANSFER TAX		02-Nov-2021
	CHICAGO:	236,250.00
	CTA:	94,500.00
	<b>TOTAL:</b>	<b>330,750.00 *</b>
14-05-205-013-0000	20211001620742	0-339-408-016

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

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## EXHIBIT "A"

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT TAX YEARS.
2. EXISTING UNRECORDED LEASES, IF ANY.
3. GRANT OF EASEMENT DATED JULY 1, 2005 AND RECORDED DECEMBER 12, 2005 AS DOCUMENT NO. 0534604014, GRANTING AN EASEMENT IN GROSS AND RIGHT-OF-WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, PEDESTALS, VAULTS, AND INCLUDING BUT NOT LIMITED TO ABOVE GROUND ENCLOSURES, MARKERS AND CONCRETE PADS OR OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING BROADBAND SERVICES AND OTHER LIKE COMMUNICATIONS. (FOR FURTHER PARTICULARS, SEE DOCUMENT)
4. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE WARRANTY DEED FROM SAMUEL H. AUSTIN, JR. AND HIS WIFE TO JAMES T. RAWLEIGH, DATED NOVEMBER 8, 1900 AND RECORDED NOVEMBER 20, 1900 AS DOCUMENT NO. 3034931, CONVEYING THE LAND PROVIDING THAT NO SPIRITUOUS OR MALT LIQUORS SHALL BE SOLD ON THE LAND. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
5. ENCROACHMENTS OF 17-STORY BRICK BUILDING LOCATED PRINCIPALLY ON THE LAND OVER AND UPON ADJOINING PROPERTY AS FOLLOWS: (A) OVER AND UPON THE LAND NORTH OF AND ADJOINING BY DISTANCES OF 0.07 FEET, MORE OR LESS, AND 0.03 FEET, MORE OR LESS; (B) OVER AND UPON THE LAND SOUTH OF AND ADJOINING BY DISTANCES OF 0.05 AND 0.04 FEET, MORE OR LESS, AS DISCLOSED BY SURVEY DATED MARCH 23, 2004 AS NO. 2000-0329, FURNISHED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD.
6. ENCROACHMENTS OF FENCES LOCATED MAINLY ON THE LAND ONTO THE STREET RIGHT OF WAY EAST AND ADJOINING BY 1.63 FEET, MORE OR LESS, AND 1.88 FEET, MORE OR LESS, AS DISCLOSED BY PLAT OF SURVEY ORDER NUMBER 2004-0148 DATED MARCH 23, 2004 PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD.
7. ENCROACHMENT OF CONCRETE CANOPY ONTO THE STREET RIGHT OF WAY EAST OF AND ADJOINING THE LAND BY APPROXIMATELY 15.6 FEET, MORE OR LESS,

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AS DISCLOSED BY PLAT OF SURVEY ORDER NUMBER 2004-0148 DATED MARCH 23, 2004  
PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD.

8. GRANT OF EASEMENT DATED APRIL 30, 2019 AND RECORDED NOVEMBER 4, 2020 AS DOCUMENT NO. 2030901035 MADE BY BCHKENMO 6230, LLC, ITS SUCCESSORS AND ASSIGNS IN FAVOR OF COMCAST CABLE COMMUNICATIONS MANAGEMENT LLC FOR A NON-EXCLUSIVE EASEMENT IN GROSS AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS SYSTEM CONSISTING OF WIRES, UNDERGROUND, CONDUITS, CABLES, PEDESTALS, VAULTS AND INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND ENCLOSURES, MARKERS AND CONCRETE PADS OR OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING BROADBAND SERVICES AND OTHER LIKE COMMUNICATIONS, IN, ON, OVER, UNDER, ACROSS AND ALONG THE LAND.

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