

UNOFFICIAL COPY

This instrument prepared by:

Lavin & Gedville, P.C.
1849 Green Bay Road
Suite 440
Highland Park, IL 60035
Attn: Lindsey Z. Lampros



Doc# 2132819023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/24/2021 01:31 PM PG: 1 OF 4

After Recording

Return to:

Monty Boatright
4653 N. Milwaukee Avenue
Chicago, IL 60630

COOK 1954622 W
W 20F 4

SPECIAL WARRANTY DEED

FATHER & SON PIZZERIA LIMITED PARTNERSHIP, an Illinois limited partnership ("**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to Grantor by **FS BROTHERS LLC** ("**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, SELL, REMISE, RELEASE, AND CONVEY unto GRANTEE, and its respective successors and assigns, in fee simple, that certain real property being more particularly described on EXHIBIT A attached hereto and made a part hereof, together with all appurtenances thereto and all improvements situated thereon (the "**Property**"); subject however, to those matters described on EXHIBIT B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 13-25-315-046-0000; 13-25-315-047-0000;
13-25-315-048-0000; 13-25-315-049-0000; 13-25-315-050-0000; 13-25-315-051-0000

Address of Property: 2475 N. Milwaukee Avenue, Chicago, Illinois

TO HAVE AND TO HOLD the Property by Grantee and its successors and assigns forever.

Grantor hereby does covenant, promise and agree, to and with Grantee, that Grantor 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 Grantor agrees to warrant and defend the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to those matters set forth on EXHIBIT B attached hereto and made a part hereof.

THE PROPERTY CONVEYED HEREIN IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.


[signature page follows]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of November 23, 2021.

Father & Son Pizzeria, Limited Partnership,
an Illinois limited partnership

By: Bauer F&S Management Company, LLC
its General Partner


By: 
Name: William Bauer
Title: Sole Manager

State of Illinois)
) SS
County of Lake)

I, Lindsey Lampros, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Bauer, as sole manager of Bauer F&S Management Company, the general partner of Father & Son Pizzeria, Limited Partnership, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



GIVEN under my hand and official seal, this 19th day of November, 2021.


Notary Public

REAL ESTATE TRANSFER TAX	24-NOV-2021
	CHICAGO: 30,000.00
	CTA: 12,000.00
	TOTAL: 42,000.00 *

13-25-315-048-0000 | 20211101648838 | 0-677-003-920
* Total does not include any applicable penalty or interest due.

OFFICIAL SEAL
LINDSEY LAMPROS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/13/24

REAL ESTATE TRANSFER TAX	24-Nov-2021
 	COUNTY: 2,000.00
	ILLINOIS: 4,000.00
	TOTAL: 6,000.00

13-25-315-048-0000 | 20211101648838 | 1-080-607-376

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EXHIBIT A

LEGAL DESCRIPTION

Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40 in Storey and Allen's Milwaukee Avenue Addition to Chicago, being a Subdivision of 5.80 acres in the Southwest quarter of the Southwest quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 2475 N. Milwaukee Avenue

PIN: 13-25-315-046-0000
13-25-315-047-0000
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13-25-315-051-0000

Office of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable (for year 2021 and subsequent years);
2. Building lines and building restrictions of record;
3. Zoning and building laws and ordinances;
4. Public and utility easements;
5. Covenants, conditions, and restrictions of record and any private easements established thereby or implied therefrom;
6. Encroachment of the 2 cloth awnings, lights and overhead sign located mainly on the land and onto the property southwesterly and adjoining approximately 1.85 and 3.06 as to the cloth awnings and undisclosed amounts as to the lights and overhead sign as shown on the plat of survey number 21-8-254 prepared by Studnicka and Associates, Ltd., and dated September 23, 2021.
7. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency recorded on June 10, 2021 as Document No. 21161449041.