

UNOFFICIAL COPY



This instrument was prepared by:
Becker Gurian
513 Central Avenue, Suite 400
Highland Park, IL 60035
Attn: Robert E. Blacher

Doc# 2135122065 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/17/2021 12:39 PM PG: 1 OF 5

After recording return to:
Ekl, Williams & Provenzale LLC
901 Warrenville Road, Suite 175
Lisle, IL 60532
Attn: Patrick J. Williams

SPECIAL WARRANTY DEED

CSRE 3757 TOUHY LLC, an Illinois limited liability company, with its principal place of business at c/o Clark Street Real Estate LLC, 980 N. Michigan Avenue, Suite 1280 Chicago, Illinois 60611 ("Grantor"), for TEN DOLLARS (\$10.00) and other good and valuable consideration, does remise, release, alien and convey unto PEACEFUL OAKS FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership, having an address of 9124 W. 47th Street, Brookfield, Illinois 60513 ("Grantee"), and Grantee's successors and assigns forever all the right, title and interest which Grantor has in and to the property legally described on Exhibit A to this deed (the "Land").

Together with (a) all buildings, structures, fixtures, and other improvements located on the Land and (b) all of Seller's interest in all easements, hereditaments, rights of way, and other rights appurtenant to the Land (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever.

And Grantor, for itself and its successors, covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as provided on Exhibit B attached hereto and by this reference incorporated herein and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by or through Grantor, subject to the matters described on Exhibit B, and not otherwise.

[The signature page follows]

REAL ESTATE TRANSFER TAX

08-Dec-2021



COUNTY:	950.00
ILLINOIS:	1,900.00
TOTAL:	2,850.00

10-35-104-071-0000

| 20210901679641

| 1-602-343-568

UNOFFICIAL COPY

Dated: Oct 1, 2021

Signed:

CSRE 3757 Touhy LLC,
an Illinois limited liability company

By: J.M. Kurtzweil
Name: James M. Kurtzweil
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that JAMES M. KURTZWEIL, personally known to me to be an AUTHORIZED SIGNATORY of CSRE 3757 Touhy LLC, an Illinois limited liability company, and 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 severally acknowledged that as such manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of September, 2021.

[SEAL]



Patricia Killips
Notary Public

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE NORTH 270 FEET OF LOT 1 (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) IN JOHN R. WALL'S ADDITION TO LINCOLNWOOD, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 4 AND 5 IN BLOCK 3 AND THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS, IN THE SUBDIVISION OF LOT 'A' IN BLOCKS 1, 2 AND 3 IN BUCKLEY'S ROGERS PARK TERRACE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 178 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 3757 Touhy Ave, Lincolnwood IL 60712

PINS: 10-35-104-071-0000

10-35-104-072-0000

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General and special real estate taxes and assessments not yet due or payable.
2. The provisions of all laws, ordinances, and regulations affecting the Property.
3. All matters of record.
4. All matters that would be disclosed by an accurate survey of the Property.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: CSRE 3757 Touhy LLC

Mailing Address: 3757 Touhy Ave
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: Stewart Title

Telephone No.: 312-316-6342

Property Address: 3757 Touhy Ave
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-104-071-0000; 10-35-104-072-0000

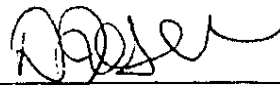
Water Account Number: 109733-000

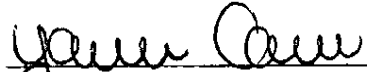
Date of Issuance: 09/30/2021

State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 09/30/2021, by Yanin Cano

By: 
Denise Joseph
Finance Director


(Signature of Notary Public)

