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Doc# 2135557005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2021 09:58 AM PG: 1 OF 6

PREPARED BY:

Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606
Attention: Scott L. David, Esq.

[ABOVE SPACE FOR RECORDER'S USE ONLY]

SPECIAL WARRANTY DEED

Royal Pine Properties LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **Cedar Tree Properties LLC**, an Illinois limited liability company ("**Grantee**"), the real property in the City of Chicago, Cook County, Illinois, fully described in Exhibit A hereto and all improvements located thereon, if any, together with all of Grantor's right, title and interest in and to all the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances in anywise appertaining thereto, including, without limitation, all following property rights of Grantor to the extent appurtenant to ownership of the aforementioned land and improvements together with all plants, shrubs and trees located thereon, and together with all rights, ways and easements appurtenant thereto, including, without limitation, all of Grantor's right, title and interest in and to the land underlying and the air space overlying any public or private ways or streets crossing or abutting said real estate.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to the matters set forth on Exhibit B attached hereto (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, in fee simple, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors

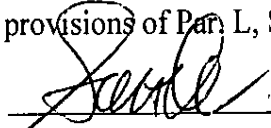
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and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.

12-13-21

Date


Agent

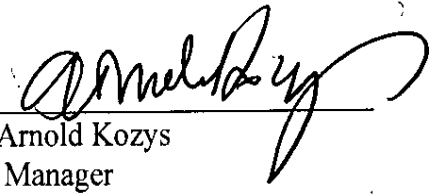
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Property of Cook County Clerk's Office

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27th IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this day of October 2021.

ROYAL PINE PROPERTIES LLC, an Illinois limited liability company

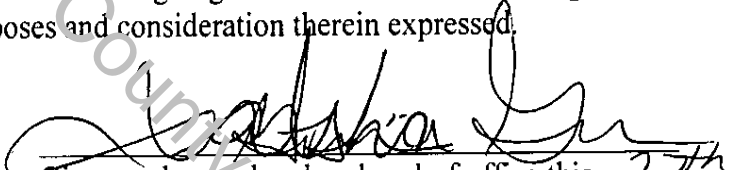
By: 
Name: Arnold Kozys
Title: Manager

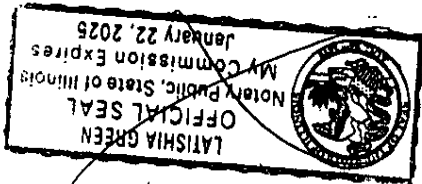
STATE OF ILLINOIS,


COUNTY OF COOK,



Before me, October 27th 2021 on this day personally appeared Arnold Kozys, who either is known to me or proved to me through presentation of his driver's license, to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(SEAL)


Given under my hand and seal of office this 27th
day of OCTOBER 27th A.D., 2021.
Notary Public, State of ILLINOIS



REAL ESTATE TRANSFER TAX		21-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		21-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-14-417-004-0000	20211201677332	1-759-550-096

16-14-417-004-0000 | 20211201677332 | 2-023-168-656

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

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EXHIBIT A to Special Warranty Deed Legal Description

Parcel 1:

That part of Lots 3, 4, 5, 6, Lot A and the vacated East West 20 foot wide alley, all in Block 1 in Henry E. Vance's Re-Subdivision, according to the Plat thereof recorded December 21, 1904, as Document No. 3635041, in the Southeast Quarter of Section 14, Township 39 North, Range 13, East of the Third principal Meridian, described as follows: beginning at the Northwest Corner of said Lot 6 in Block 1, also being the Intersection of the East Right-of-Way line of vacated South Spaulding Avenue and the South Right-of-Way line of West Arthington Street; thence South 89 degrees 14 minutes 04 seconds East along the North line of said Block 1, also being said South Right-of-Way line of West Arthington Street, a distance of 249.39 feet; thence South 00 degrees 26 minutes 04 seconds West along a line parallel with said East Right-of-Way line of vacated Spaulding Avenue, a distance of 337.63 feet to a point on the South line of said Block 1, also being the North Right-of-Way line of the B. & O. C.T. Railroad (formerly known as the Chicago and Great Western Railroad); thence North 89 degrees 13 minutes 55 seconds West along said South line of Block 1, also being said North Right-of-Way line of the B. & O. C.T. Railroad, a distance of 249.39 feet to a point on the West line of said Lot 6, also being said East right-of-way line of vacated South Spaulding Avenue; thence North 00 degrees 26 minutes 04 seconds East along said West line of Lot 6, Also being said East right-of-way line of vacated South Spaulding Avenue, a distance of 337.62 feet to said point of beginning; all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1, as created by the Easement and Declaration of Covenants, Conditions and Restrictions recorded as document 1518241052 for the purpose of (1) vehicular and pedestrian access over vacated Spaulding Avenue, (2) tapping into and utilizing existing utilities existing in, on, under, over or through vacated Spaulding Avenue and (3) installing additional curb cuts along the eastern boundary of vacated Spaulding Avenue.

PIN: 16-14-417-004-0000

COMMONLY KNOWN AS: 3245 West Arthington Street, Chicago, Illinois 60624 (Allstate Building)

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EXHIBIT B to Special Warranty Deed

Permitted Exceptions

Taxes for the years 2020 (Second Installment) and 2021, a lien not yet due or payable.
Permanent Index Number: 16-14-417-004-0000

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

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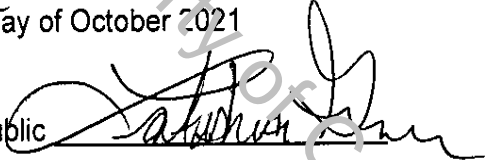
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 27th, 2021

Signature: 
Grantor or Agent

Subscribed and sworn to before me this 27th day of October 2021

Notary Public 

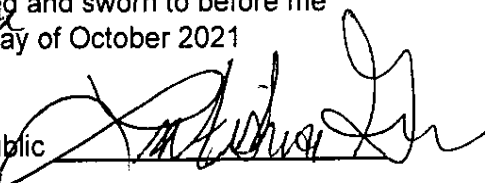


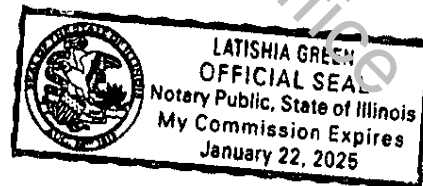
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 27th, 2021

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 27th day of October 2021

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)