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2135557006D

Doc# 2135557006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2021 10:00 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 **Birch Grove 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**").

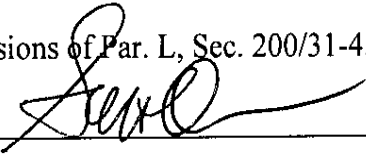
TO HAVE AND TO HOLD the Property, in fee simple, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular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

[Remainder of page intentionally left blank].

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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: *Arnold Kozys*
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)

Latisha Green



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 *

16-14-415-021-0000 | 20211201677394 | 1-217-862-288

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

REAL ESTATE TRANSFER TAX		21-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-14-415-021-0000 | 20211201677394 | 0-978-524-816

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EXHIBIT A to Special Warranty Deed
Legal Description

The Westerly 15 feet of Lot 14, and Lots 15 to 42, both inclusive, and the West 14 feet of Lot 43 in Block 12 also the vacated East and West alley lying South of, and adjoining, the West 14 feet of Lot 43 and South of Lots 29 to 42, both inclusive, of aforesaid Lots in Block 12 in E.A. Cummings and Company's Central Park Avenue Addition, being a Subdivision of that part of the Southeast 1/4 of Section Fourteen (14) Township Thirty Nine (39) North, Range Thirteen (13), East of the Third Principal Meridian, lying South the North forty (40) rods thereof, and North of the North line of the right-of-way of the Chicago and Great Western Railroad in Cook County, Illinois.

PIN: 16-14-415-021-0000

COMMONLY KNOWN AS: 3240 West Arthington Street, Chicago, Illinois 60624 (Parking Garage)

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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: 16-14-415-021-0000

COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
11th FLOOR, ROOM 120
CHICAGO, IL 60602-4397

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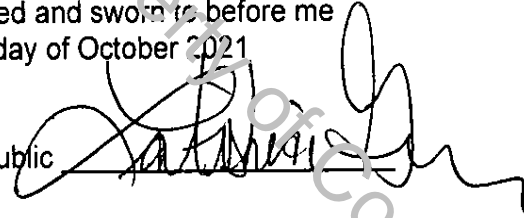
STATEMENT BY GRANTOR AND GRANTEE

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 27 day of October 2021

Notary Public 

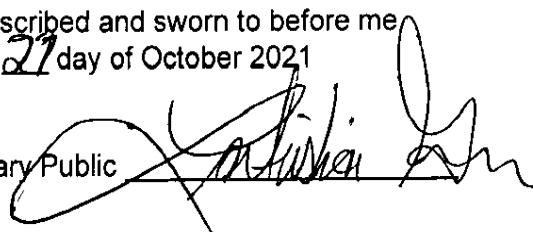


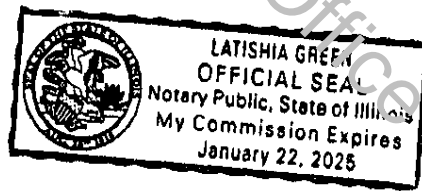
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 27 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.)