## **UNOFFICIAL COPY**

This Instrument Prepared By:

Kristen Boike Honigman LLP 155 North Clark, Suite 3100 Chicago, Illinois 60606-1734

After Recording Return To & Send Subsequent Tax Bills To:

2016 Wabansia Property, LLC 2815 W. Rosco: Chicago, IL 60618



Doc# 2200615000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2022 09:20 AM PG: 1 OF 3

This space reserved for Recorder's use only.

#### SPECIAL WARRANTY DEED

This Special Warranty Deed, made this the day of December, 2021, between STEPHENS' FAMILY LIMITED PARTNERSHIP, L.P., a Delaware limited partnership ("Grantor"), and 2016 WABANSIA PROPERTY, LLC, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Premises"):

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the said Premises as described above unto the Grantee, forever, SUBJECT TO all covenants, condition and restrictions of record, public and utility easements, acts done or suffered through Grantee, existing leases and tenancies, and general real estate taxes not yet due and payable, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed (including, without limitation, as to the condition of the Premises) other than such special warranty of title to the Premises conveyed hereby.

REAL ESTATE TRANSFE	R TAX	27-Dec-2021
	COUNTY:	1,355.00
507	ILLINOIS:	2,710.00
	TOTAL:	4,065.00
11-07-120-018-0000	20211201682836	0-661-510-800

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed the day and year first above written.

#### **GRANTOR:**

STEPHENS' FAMILY LIMITED PARTNERSHIP, L.P., a Delaware limited partnership

By:

Stephens' General Management, Inc.,

a Delavare corporation,

its general partner

Namet James Stephens

Title: Treasure.

STATE OF LITAL

COUNTY OF Summit

This instrument was acknowledged before me on the 15th day of December, 2021, by James Stephens, the Treasurer of Stephens' General Management, Inc., a Delaware corporation, the general partner of Stephens' Family Limited Partnership, L.P., a Delaware limited partnership, on behalf of said entity.

Notary Fublic in and for

the State of Whah

Printed Name: Prayard Karn

My commission expires:

October 6,2025

0039339

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE A 1 D JAN 0 5 2022

AMOUNT \$ 18,970 Agent: US

BAYARD KARCH
Notary Public - State of Utah
Comm. No. 720876
My Commission Expires on
Oct 6, 2025

2200615000 Page: 3 of 3

# **UNOFFICIAL COPY**

#### Exhibit A

### Legal Description

THE NORTH 50 FEET OF LOT 2 IN GAFFIELD'S SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED NOVEMBER 4, 1887 AS DOCUMENT NO. 891328, IN BOOK 27 PAGE 21 IN COOK COUNTY, ILLINOIS.

ner.
p-018-0000

ORCOOK COUNTY CLERK'S OFFICE Address: 2146 Sherman Avenue, Evanston, Illinois

PIN: 11-07-120-018-0000