

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. Roscoe
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 1st 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 TRANSFER TAX

27-Dec-2021



COUNTY:	1,355.00
ILLINOIS:	2,710.00
TOTAL:	4,065.00

11-07-120-018-0000

| 20211201682836 | 0-661-510-800

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.

Address: 2146 Sherman Avenue, Evanston, Illinois

PIN: 11-07-120-018-0000

Property of Cook County Clerk's Office