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Doc#: 2201855277 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/18/2022 02:54 PM Pg: 1 of 6

This Instrument Prepared By:

Jay L. Statland, Esq.

Burke, Warren, MacKay,
& Serritella, P.C.

330 North Wabash Avenue

21st Floor

Chicago, IL 60611

Dec ID 20211201680603

ST/CO Stamp 1-928-755-856 ST Tax \$2,750.00 CO Tax \$1,375.00

City Stamp 1-968-339-600 City Tax: \$28,875.00

Upon Recordation Mail To:

William D. Dallas

Regas, Frezados & Dallas LLP

20 N. Clark Street, Suite 1103

Chicago, IL 60602

cc#2106070LD 1 of 3 csc

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this ^{29th} day of December, 2021, by M & G Investors, L.L.C., an Illinois limited liability company, whose address is 1855 Clavey Road, Highland Park, IL 60035 (the "Grantor"), for the benefit of CD 1417 Milwaukee LLC, an Illinois limited liability company, whose address is 1417 N. Milwaukee Ave., Chicago, IL 60622 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, and its successors and assigns, the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Property"):

See legal description attached hereto as Exhibit A and incorporated herein by reference.

PIN 17-06-209-031-0000
17-06-209-043-0000
17-06-209-044-0000

Commonly known as 1417-1419 N. Milwaukee Ave., Chicago, IL 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity, of, in and to the Property, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner alienated or encumbered or

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charged in any way whatsoever, except for and subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the undersigned has caused his name to be signed to these presents the day and year first above written.

M & G INVESTORS, L.L.C.,
an Illinois limited liability company

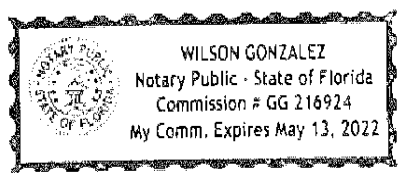
By: *Gary Portugal*
Gary Portugal, Manager

Florida
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
Miami Dade

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Portugal, personally known to me to be a manager of M & G Investors, L.L.C., 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 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 limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of December, 2021.

Commission expires December 23, 2021



Wilson Gonzalez
Notary Public

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IN WITNESS WHEREOF, the undersigned has caused his name to be signed to these presents the day and year first above written.

M & G INVESTORS, L.L.C.,
an Illinois limited liability company

By: *Mitchell Portugal*
Mitchell Portugal, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mitchell Portugal, personally known to me to be a manager of M & G Investors, L.L.C., 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 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 limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of December, 2021.

Commission expires August 15th, 2023

Rehan Hassan
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

CD 1417 Milwaukee LLC
1417 N. Milwaukee Ave.
Chicago, IL 60622



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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Lots 25, 26, 31 and 32 in Block 4 in Picket's Second Addition to Chicago, being Lot 4 of Assessor's Division of part of the North 1/2 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN 17-06-209-031-0000
17-06-209-043-0000
17-06-209-044-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. General taxes not yet due and payable and for subsequent years.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 1436433016, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Notice of Designation as a Chicago Landmark recorded December 18, 2008 as Document Number 0835311060.
4. The survey prepared by Gremley & Biedermann dated December 21, 2021 and designated Order No. 2021-28944-001, shows the following:
 - 1) Adverse encroachment of the building located on the property southeast and adjoining, over and onto the Land, by varying distances up to approximately 1.34 feet.
 - 2) Adverse encroachment of the building and gutter located on the property south and adjoining, over and onto the Land, by varying distances up to approximately 0.85 feet.
 - 3) Adverse encroachment of the building and gutter located on the property northwest and adjoining, over and onto the Land, by varying distances up to approximately 0.16 feet.
 - 4) Encroachment of the cornice located on the Land, over and onto the public right-of-way southwest and adjoining, by an undisclosed amount.