

# UNOFFICIAL COPY

Doc#: 2203312326 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2022 10:48 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Upon recording, return to:  
Law Offices of John Tsoutsias PC  
Attn: John Tsoutsias  
234 Waukegan Rd.,  
Glenview, IL 60025

Dec ID 20220101689051  
ST/CO Stamp 1-626-956-176 ST Tax \$1,639.00 CO Tax \$819.50  
City Stamp 0-046-719-376 City Tax: \$17,209.50

Send subsequent tax bills to:  
Charford Properties, LLC  
Attn: John Tsoutsias  
234 Waukegan Rd.,  
Glenview, IL 60025

**3342 N. HALSTED (CHICAGO), LLC**, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of \$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 **CHARFORD PROPERTIES, LLC**, an Illinois limited liability company, with an address of 234 Waukegan Rd., Glenview, IL 60025 ("**Grantee**"), the tract(s) or parcel(s) of land in the City of Chicago, County of Cook, State of Illinois, described on **Exhibit A**, together with (i) all improvements located thereon, but expressly excluding improvements and structures owned by any tenant or any other third party, (ii) all right, title, and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and (iii) all right, title, and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such tract or parcel of land (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and title matters as described on **Exhibit B** (hereinafter referred to collectively as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, 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 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 to the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Freedom Title Corporation  
2000 W AIT Center Dr., Ste C205  
Hoffman Estates, IL 60192

0719339 1/3

REAL ESTATE TRANSFER TAX		31-Jan-2022
CHICAGO:	12,292.50	
CTA:	4,917.00	
TOTAL:	17,209.50	

14-20-419-064-0000 | 20220101689051 | 0-046-719-376  
Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		31-Jan-2022
COUNTY:	819.50	
ILLINOIS:	1,639.00	
TOTAL:	2,458.50	

14-20-419-064-0000 | 20220101689051 | 1-626-956-176



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## EXHIBIT A

### DESCRIPTION OF THE PROPERTY

LOT 42 IN BLOCK 1 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN THE PARTITION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 3342 N. Halsted St., Chicago, IL 60657

PIN: 14-20-419-064-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD;
2. PUBLIC AND UTILITY EASEMENTS, IF ANY;
3. ACTS DONE BY OR SUFFERED THROUGH GRANTEE;
4. EXISTING TENANCIES AND LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES;
5. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; AND
6. ENCROACHMENT OF THE GARAGE LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY .06 FEET; ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND SOUTH AND ADJOINING, ONTO LAND BY .12 FEET; ENCROACHMENT OF THE BUILDING LOCATED ON THE LAND, ONTO PROPERTY NORTH AND ADJOINING BY .10 FEET; ENCROACHMENT OF THE CANOPY ON THE BUILDING ONTO ON THE LAND ONTO PUBLIC PROPERTY EAST AND ADJOINING BY AN UNDISCLOSED AMOUNT; AND ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND NORTH AN ADJOINING, ONTO LAND BY .06 FEET.