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Doc#: 2206316194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/04/2022 03:11 PM Pg: 1 of 4

Dec ID 20220201625346
ST/CO Stamp 0-571-409-808 ST Tax \$610.00 CO Tax \$305.00
City Stamp 1-812-039-056 City Tax: \$6,405.00

SPECIAL WARRANTY DEED

Legends Accounts, LLC, an Illinois limited liability company (“**Grantor**”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by **NEER LLC - Marquette**, an Illinois limited liability company (“**Grantee**”), has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the tract of land (the “**Land**”) in Cook County, Illinois, more fully described on **Exhibit A** hereto, together with all improvements thereon and all of Grantor’s right, title and interest, if any, in and to all easements, rights-of-way, rights and appurtenances appertaining thereto (the “**Property**”).

This Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates in connection with those items set out and listed in **Exhibit B** hereto (the “**Encumbrances**”).

GRANTOR HAS EXECUTED AND DELIVERED THIS WARRANTY DEED AND HAS CONVEYED THE PROPERTY, AND GRANTEE HAS ACCEPTED THIS WARRANTY DEED AND HAS PURCHASED THE PROPERTY, “AS IS”, “WHERE IS”, AND “WITH ALL FAULTS” AS OF THE CLOSING DATE AND SPECIFICALLY AND EXPRESSLY WITHOUT WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THE REAL ESTATE PURCHASE AND

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SALE AGREEMENT DATED DECEMBER 13, 2021, AS AMENDED AND/OR ASSIGNED, BETWEEN GRANTOR AND GRANTEE, TO THE EXTENT SUCH REPRESENTATIONS AND WARRANTIES SURVIVE IN ACCORDANCE WITH THE TERMS THEREOF.


TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, unto 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.

WITNESS THE EXECUTION HEREOF effective as of

February 16, 2022

GRANTOR:

Legends Accounts, LLC
an Illinois limited liability
company

By: 
Name: Laurent Robinson
Its: Manager

STATE OF Florida
) SS.
COUNTY OF Broward

This instrument was acknowledged before me on February 16, 2022 by Laurent Robinson, as Manager of Legends Accounts, LLC, an Illinois limited liability company, as the act and deed of said entity.

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DAVID CRAIG BAKALAR
Commission # GG 337951
Expires June 3, 2023
Bonded Thru Budget Notary Services

Name: _____
Notary Public in and for the State
of Illinois

[Handwritten signature]

(Seal of Notary) My commission expires:



DAVID CRAIG BAKALAR
Commission # GG 337951
Expires June 3, 2023
Bonded Thru Budget Notary Services

This instrument was prepared by:
Andrew D. Arons
Williams, Bax & Saltzman, P.C.
221 N. LaSalle St., Suite 3700
Chicago, IL 60601

After recording, please return deed to:
~~tax bills to:~~

*PATRICK SMITH
210-A CRYSTAL ST.
Cary IL 60013*

Mail future *Tax Bills*

*NEER, LLC - MARQUETTE
P.O. BOX 4374
Lisle, IL 60523*

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit A Legal Description

Lots 1, 2, and 3 in Frederick H. Rawson's Subdivision of the South 1/2 of Lot 6^{of} Block 5 in Barnum Grove Subdivision of the South 42.7 acres of the West 1/2 of the Northeast 1/4 of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 252-258 W Marquette Rd
Chicago, IL 60621

PINs: 20-21-215-021-0000
20-21-215-022-0000
20-21-215-023-0000

Exhibit B Encumbrances

- 1 The lien of taxes for the years 2021 and thereafter.
- 2 Any mortgage or encumbrance through Neer LLC Marquette.
- 3 Existing unrecorded leases disclosed in writing to Grantee, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase
4. Any matters disclosed on that certain Plat of Survey dated August 1, 2021 as prepared by L.R. Pass & Associates, P.C and known as Order No. 2106-1500.
5. Covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; and all special governmental taxes or assessments from and after the date of closing, whether confirmed or unconfirmed.

Special Warranty Deed