## **UNOFFICIAL COPY**

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 **EXPRESSLY** AND WITHOUT WARRANTIES, REPRESENTATIONS OR GUARANTEES. EITHER EXPRESS OR IMPLIED, EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN REPRESENTATIONS AND THE WARRANTIES CONTAINED IN THE REAL ESTATE PURCHASE AND

SALE AGREEMENT DATED DESEMBER 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 unour Grantor, but not otherwise.

WITNESS THE EXECUTION HEREOF effective as of

GRANTOR:

Legends Accounce, LLC an Illinois limited liability company

Name: Laurent Robinson

Its: Manager

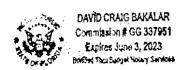
STATE OF JUNE )

SS.

COUNTY OF BIDGE

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

## **UNOFFICIAL CC**



Name: Notary Public in and for the State 

(Seal of Notary)

My commission expires:

This instrument was prepared by: Andrew D. Arons Williams, Bax & Saltzman, P.C. 221 N. LaSalle St., Suite 3700 Chicago, IL 30601



After recording, please return deed to:

tex bills to:

recording, please return a.

PATTICK SMON

PATTICK SMON

CATY TL 60013

Lis.

Neer, LLC - MARQUETTE P.O. BOX 4374 LISLE, IL 60523

2206316194 Page: 4 of 4

# UNOFFICIAL COPY Exhibit A

### Legal Description

Lots 1, 2, and 3 in Frederick H. Rawson's Subdivision of the South 1/2 of Lot 6 ar 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.