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Doc#: 2206807686 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2022 01:55 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20220201625273
ST/CO Stamp 1-227-810-192 ST Tax \$2,453.50 CO Tax \$1,226.75
City Stamp 1-898-898-832 City Tax: \$25,761.75

THIS INDENTURE, made this Feb 16, 2022 between Sagy Bottom 2 LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Gray Portfolio Holdings LLC,

20 Regal Court, Lakewood, NJ party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description attached.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

Permanent Real Estate Index Number(s): 20-20-428-015-0000

Address(es) of Real Estate: 7000 S. Sangamon, Chicago, IL 60621

Together with all the singular and 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 said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances. **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

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9355 S. Laflin LLC

By: [Signature]

Its: member

New Jersey
STATE OF ~~ILLINOIS~~, COUNTY OF Ocean ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Vankar Levin personally known to me to be the member of 9355 S. Laflin LLC and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such member he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of Feb 2022
Janice M Ryan (Notary Public)

Prepared By: Berg, Berg & Pandev P.C.
5215 Old Orchard Rd, Suite 220
Skokie, Illinois 60077

Mail To:
Gray Portfolio Holdings LLC
20 Regal Court
Lakewood, NJ 08701

Send Subsequent Tax Bills To:
Gray Portfolio Holdings LLC
20 Regal Court
Lakewood, NJ 08701

JANICE M RYAN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50154551
MY COMMISSION EXPIRES MAR 11, 2026

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EXHIBIT

Legal Description of Property

Lots 1, 2, 3, and 4 in Block 4 in Madlung and Eidman's Subdivision of the North 3/4 of the South 1/4 of the Southeast 1/4 of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

7000 S. SANGAMON STREET, CHICAGO, IL 60621