

FIRST AMERICAN TITLE

FILE # 3122256 143

Doc#. 2209418340 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/04/2022 01:28 PM Pg: 1 of 4

**This document prepared by:**

Roy L. Bernstein  
Saul Ewing Arnstein & Lehr LLP  
161 N. Clark St., Suite 4200  
Chicago, IL 60601

Dec ID 20220301663661  
ST/CO Stamp 0-147-651-984 ST Tax \$1,700.00 CO Tax \$850.00  
City Stamp 0-818-740-624 City Tax: \$17,850.00

**After recording return to:**

Robert M. Wigoda, Esq.  
1622 Willow Road  
Suite 202  
Northfield, Illinois 60093

Above Space for Recorder's use only

**SPECIAL WARRANTY DEED**

THE GRANTOR, **UNITY SOUTHPORT LLC**, an Illinois limited liability company, of 90 East End Avenue, Apt. 14A, New York, New York 10028 for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, transfer and convey to **3734 NORTH SOUTHPORT LLC**, an Illinois limited liability company ("Grantee"), all interest in and to the following described real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof ("Property"):

See Exhibit A which is attached hereto and incorporated herein;

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 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 Grantee, its successors and assigns forever.

Grantor will warrant and defend the right and title to the above-described premises unto Grantee only against the claims of those persons claiming by, through or under Grantee, but not otherwise, subject to those matters listed on Exhibit B attached hereto and incorporated herein, to the extent that any of such matters are valid, enforceable and still applicable to the Property, nothing herein being deemed to revive any of the matters set forth on Exhibit B.

**[SIGNATURE PAGE FOLLOWS]**

# UNOFFICIAL COPY


## (Signature page of Special Warranty Deed)

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 28 day of March, 2022.

**UNITY SOUTHPORT LLC,**  
an Illinois limited liability company

By: **UNITY FUNDING SPE 2, LLC,**  
a New York limited liability company,  
its Sole Member

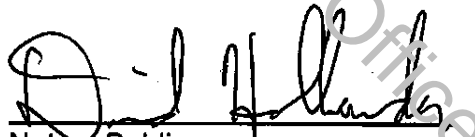
By: **Unity Capital, LLC,**  
its Managing Member

By:   
Name: Evan Bell  
Title: President

State of New Jersey )  
County of Essex ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Evan Bell, in the above-noted capacity, and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of March, 2022.

  
Notary Public

Grantor's Address  
Send subsequent tax bills to:

3734 North Southport LLC  
Attn: Alex Zupancic  
722 West Grand Avenue  
Chicago, Illinois 60654

**DAVID HOLLANDER**  
Notary Public New Jersey  
My Commission Expires July 13, 2025

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 10, IN BLOCK 2, IN ROOD'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-20-114-031-0000

Common Address: 3734 North Southport Avenue, Chicago, Illinois 60613

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes for 2021 (second installment only) and 2022 which are not yet due or payable.
2. Terms and provisions of Ordinance, a copy of which was recorded December 27, 2011 as document 1136104044 establishing Special Service Area No. 27.
3. Survey prepared by MM Surveying Co., Inc., dated October 11, 2021, last revised February 1, 2022, under Job No. 103132, shows the following:
  - (a) Balcony overhang over the east lot line by approximately 5.34 feet.
  - (b) Encroachment of commercial sign over the east lot line by approximately 7.73 feet.
  - (c) Encroachment of the 1 Electric Strand, over and onto the property North of and adjoining the subject land.