

# UNOFFICIAL COPY

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C206  
Hoffman Estates, IL 60192

122719914

## SPECIAL WARRANTY DEED

Doc#: 2211601050 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/26/2022 06:29 AM Pg: 1 of 6

Dec ID 20220401679157  
ST/CO Stamp 0-888-965-008 ST Tax \$1,890.00 CO Tax \$945.00  
City Stamp 0-126-502-800 City Tax: \$19,845.00

THIS INDENTURE, made this APRIL 8, 2022 between Cal Partners LLC--Series VII 4800 North Clark, an Illinois limited liability company ("Grantor"), and Mark David Siegel and Segalit Kottler Siegel, Co-Trustees Of The Siegel Revocable Trust of 2016 dated February 3, 2016 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

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 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 Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its 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 (or any portion thereof), against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 14-32-407-101-0000

Address(es) of real estate: 939 West Armitage Avenue,  
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		25-Apr-2022
COUNTY:	945.00	
ILLINOIS:	1,890.00	
TOTAL:	2,835.00	

14-32-407-101-0000 | 20220401679157 | 0-888-965-008

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		25-Apr-2022
CHICAGO:	14,175.00	
CTA:	5,670.00	
TOTAL:	19,845.00	

14-32-407-101-0000 | 20220401679157 | 0-126-502-800  
Total does not include any applicable penalty or interest due

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed the day and year first above written.

Christopher Ilekis, Manager

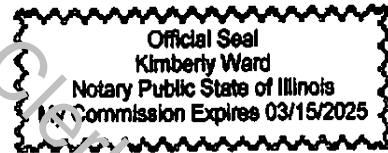
STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF COOK     )

I, Kimberly Ward, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Ilekis, Manager, personally known to me and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 4 April, 2022.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 03/15/25



This instrument prepared by: Keil M. Larson, attorney, 35 East Wacker Drive Suite 650, Chicago, Illinois 60601

MAIL TO:

Meryl Siegel  
1626 Thompson Ave.  
Los Angeles, CA  
90024

SEND SUBSEQUENT TAX BILLS TO:

Meryl Siegel  
1626 Thompson Ave.  
Los Angeles, CA  
90024

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed the day and year first above written.

Kyle Glascott  
Kyle Glascott, Manager

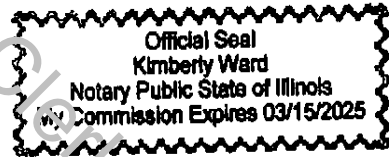
STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF COOK     )

I, Kim Ward, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kyle Glascott Manager, personally known to me and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 April, 2022.

Kim Ward  
Notary Public

Commission Expires: 03/15/25



This instrument prepared by: Keil M. Larson, attorney, 35 East Wacker Drive Suite 650, Chicago, Illinois 60601

MAIL TO:

At Risk Signal  
1626 Thayer Ave.  
Los Angeles, CA  
90024

SEND SUBSEQUENT TAX BILLS TO:

At Risk Signal  
1626 Thayer Ave.  
Los Angeles, CA  
90024

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

That part of Lot 3 described as the West 13.00 feet of the North 67.28 feet (EXCEPT the North 25.33 feet thereof) in the subdivision of Lots 1, 2, 3 and 4 in Lot 24 and of Lots 20, 21, 22 and 23, all in the subdivision of Block Five in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 2:

Lot 3 (EXCEPT the South 34.75 feet thereof) in the subdivision of Lots 1, 2, 3 and 4 in Lot 24 and of Lots 20, 21, 22 and 23, all in the subdivision of Block Five in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. EXCEPTING THEREFROM that part of Lot 3 described as the West 13.00 feet of the North 67.28 feet (EXCEPT the North 25.33 feet thereof) in the subdivision of Lots 1, 2, 3 and 4 in Lot 24 and of Lots 20, 21, 22 and 23, all in the subdivision of Block Five in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 3:

A non-exclusive perpetual easement for ingress and egress for the benefit of Parcel 2, as created by the grant of easement recorded April 18, 1990 as document 90175846, over the following described land, to-wit: The South 4.0 feet of Lot 4 (EXCEPT the South 50.75 feet thereof) and the South 4.0 feet of Lot 5 (EXCEPT the South 50.75 feet thereof), all in the subdivision of Lots 1, 2, 3 and 4 in Lot 24 and of Lots 20, 21, 22 and 23 in Sub Block 5 in the Subdivision of Block 5 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, and also over and upon the existing exterior porches, stairways and landings located on the south wall of the building located on said Parcel 2, in Cook County, Illinois.

Note: For informational purposes only, the land is known as:  
939 W. Armitage Avenue  
Chicago, IL 60614

PIN 14-32-407-101-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. The leases.
2. The lien of real estate taxes not yet due and payable.
3. Zoning, building codes and other land use laws regulating the use or occupancy of the property or the activities conducted thereon which are imposed by any governmental authority having jurisdiction over the property.
4. Matters done or suffered by Grantee or its agents.
5. Grant of easement for air rights for the benefit of the Chicago Transit Authority as contained in grant of aerial easement dated July 31, 2014 and recorded August 5, 2014 as document no. 1421722035, made by the Chicago Transit Authority grantor, and Metro Park, LLC, a Delaware limited liability company, grantee. Affecting the following parcels of land:

Air rights for the benefit of the Chicago Transit Authority, from an elevation of 30.1 feet up to infinity over that part of lot 3 described as the west 7.25 feet of the north 25.33 feet in the subdivision of lots 1, 2, 3 and 4 in in 24 of lot 20, 21, 22, and 23 ,all in the subdivision of block five in Sheffield's Addition to Chicago in Section 32, township 40 North, Range 14 east of the third principal meridian, in Cook County, State of Illinois.

Air rights for the benefit of the Chicago Transit Authority from an elevation of 30.1 feet up to infinity over that part to lot 3 described as the west 13 feet of the south 18 feet (except the south 34.75 feet thereof) in the subdivision of lots 1, 2, 3 and 4 in in 24 of lot 20, 21, 22, and 23 ,all in the subdivision of block five in Sheffield's Addition to Chicago in Section 32, township 40 North Range 14 east of the third principal meridian, in Cook County, State of Illinois.

6. Easement for ingress and egress, air and light as created in deed from LaSalle National Bank, as trustee under Trust no. 39889 to Barbara Melle dated April 27, 1971 and recorded May 27, 1971 as document number 21494026 over the north 5 feet of the south 55.75 feet of said lots 4 and 5. Affects parcel 2
7. Party wall agreement made by William Schwefer with Mary Knorst dated May 12, 1891 and recorded may 13, 1891 as document number 1467720, for a party wall on the dividing line between lots 3 and 4 aforesaid
8. Encroachment of the 1 story brick section located mainly on the land onto the property west and adjoining by approximately 0.05 to 0.07 feet, and 0.03 feet north and adjoining onto the public way

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9. Encroachment of the overhang located mainly on the land onto the property north and adjoining by approximately 5.51 feet.

Property of Cook County Clerk's Office