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PREPARED BY:

Kathleen Walser
c/o CLK Properties
135 Crossways Park Drive, Suite 401
Woodbury, New York 11797

Doc# 2212513038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2022 02:11 PM PG: 1 OF 6

WHEN RECORDED RETURN TO:

Scott A. Weisenberg, Esq.
Fisher Broyles, LLP
203 North LaSalle St., Suite 2100
Chicago, IL 60601

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective as of the ²²¹⁴⁸⁷⁶⁹ ~~28~~ day of ^{Apr. 1} ~~May~~, 2022 by MAYNARD – 3508 N. SACRAMENTO LLC, a Delaware limited liability company, and 2260 LLC, a New York limited liability company, as tenants in common (collectively, the “Grantor”), each of whose address is c/o CLK Properties, 135 Crossways Park Drive, Suite 401, Woodbury, New York, 11797, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to KDG AVONDALE LLC, an Illinois limited liability company (the “Grantee”), whose address is 2115 S. Halsted St., Chicago, Illinois 60608, all right, title and interest in and to the real estate legally described on EXHIBIT A attached hereto (the “Property”).

The Grantor will warrant and defend such Property against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT B. 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 such Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters set forth on EXHIBIT B attached hereto, for which Grantor shall have no liability whatsoever.

PIN: 13-24-304-042-0000, 13-24-304-043-0000, 13-24-304-044-0000, 13-24-304-045-0000
AND 13-24-304-046-0000

Property Commonly Known As: 3508-16 N. Sacramento Avenue, Chicago, Illinois

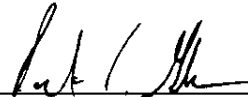
[Signatures on next page]

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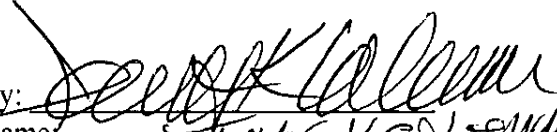
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:


MAYNARD – 3508 N. SACRAMENTO LLC, a Delaware limited liability company



By: 
Name: Peter Glass
Title: Authorized Signatory

2260 LLC, a New York limited liability company

By: 
Name: James K. Colonna
Title: Authorized Signatory

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		05-May-2022
	CHICAGO:	33,937.50
	CTA:	13,575.00
	TOTAL:	47,512.50 *
13-24-304-042-0000 20220401696553 1-245-624-208		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-May-2022
	COUNTY:	2,262.50
	ILLINOIS:	4,525.00
	TOTAL:	6,787.50
13-24-304-042-0000 20220401696553 0-708-753-296		

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STATE OF NEW YORK)
)
) ss.
COUNTY OF NASSAU)

I, Elizabeth Braun, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Peter Glass, an Authorized Signatory of **MAYNARD – 3508 N. SACRAMENTO LLC**, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28th day of ~~May~~^{April}, 2022

Elizabeth Braun
Notary Public

My Commission Expires: 11/7/25

ELIZABETH BRAUN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6136521
Qualified in Suffolk County
Commission Expires November 7, 2025

Property of Cook County Clerk's Office

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STATE OF NEW YORK)
)
COUNTY OF Westchester) ss.

I, Bonita Jame, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James K Coleman an Authorized Signatory of **2260 LLC**, a New York limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

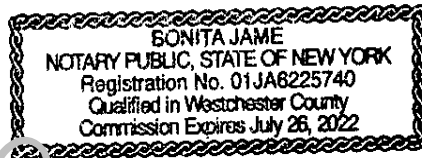
GIVEN under my hand and notarial seal, this 26th day of April, 2022

Bonita Jame
Notary Public

My Commission Expires: 7/26/22

SEND FUTURE TAX BILLS TO:

KDG AVONDALE LLC
2115 S. HALSTED ST.
CHICAGO, ILLINOIS 60608



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EXHIBIT A

PROPERTY LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 25 FEET OF THE NORTH 125.00 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 TAKEN AS A TRACT IN THE RESUBDIVISION OF LOTS 16, 17, 18 AND 19 IN BLOCK 1 IN BICKERDIKE'S THIRD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 25 FEET OF THE NORTH 100.00 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 TAKEN AS A TRACT IN THE RESUBDIVISION OF LOTS 16, 17, 18 AND 19 IN BLOCK 1 IN BICKERDIKE'S THIRD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 25 FEET OF THE NORTH 75.00 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 TAKEN AS A TRACT IN THE RESUBDIVISION OF LOTS 16, 17, 18 AND 19 IN BLOCK 1 IN BICKERDIKE'S THIRD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 25 FEET OF THE NORTH 50.00 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 TAKEN AS A TRACT IN THE RESUBDIVISION OF LOTS 16, 17, 18 AND 19 IN BLOCK 1 IN BICKERDIKE'S THIRD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTH 25 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 TAKEN AS A TRACT IN THE RESUBDIVISION OF LOTS 16, 17, 18 AND 19 IN BLOCK 1 IN BICKERDIKE'S THIRD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
3508-16 N. Sacramento Avenue
Chicago, Illinois

PIN#: 13-24-304-042-0000, 13-24-304-043-0000, 13-24-304-044-0000, 13-24-304-045-0000
AND 13-24-304-046-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

General real estate taxes for the year(s) 2021 and subsequent years.

Encroachment of chain link fence over the east line of the land and onto the public right-of-way by an undisclosed distance as disclosed by survey prepared by Horizon Surveying and Mapping dated April 16, 2015 as job no. 7055ALTA.

Rights of parties in possession of the subject property by reason of unrecorded leases, if any.

Property of Cook County Clerk's Office