



Doc# 2213057005 Fee \$38.00

SPECIAL WARRANTY DEED

CHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2022 09:41 AM PG: 1 OF 5

PREPARED BY:

Michael D. Burstein, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Dainius R. Dumbrys
Boodell & Domanskis, LLC
One N. Franklin Street
Suite 1200
Chicago, Illinois 60654

[ABOVE SPACE FOR RECORDER'S USE
ONLY]

SPECIAL WARRANTY DEED

42ND TH, LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **4626 W 42ND ST V1, LLC**, a Delaware limited liability company ("**Grantee**"), the real property in Cook County, Illinois, fully described in Exhibit A hereto and all improvements located thereon, if any, together with all of Grantor's right, title and interest in and to all the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances in anywise appertaining thereto, including, without limitation, all following property rights of Grantor to the extent appurtenant to ownership of the aforementioned land and improvements together with all plants, shrubs and trees located thereon, and together with all rights, ways and easements appurtenant thereto, including, without limitation, all of Seller's right, title and interest, if any, in and to the land underlying and the air space overlying any public or private ways or streets crossing or abutting said real estate.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to the matters set forth on Exhibit B attached hereto (collectively, the "**Permitted Exceptions**").


TO HAVE AND TO HOLD the Property, in fee simple, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors

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and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-May-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-03-102-002-0000 20220501608672 1-287-786-384		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-May-2022
		COUNTY:
		ILLINOIS:
		TOTAL:
19-03-102-002-0000		1,825.00
20220501608672		3,650.00
0-047-517-584		5,475.00

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EXHIBIT A to Special Warranty Deed Legal Description

Parcel 1:

The east 300 feet thereof, measured on the south line, of Lot 6 in Federick H. Bartlett's 48th Avenue Subdivision of Lot "A" (except the railroad) in Circuit Court Partition of the South 1/2 and that part of the Northwest 1/4, lying south of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13, east of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

Lot 6 (except the east 300 feet thereof measured on the south line of said Lot) in Federick H. Bartlett's 48th Avenue Subdivision of Lot "A" (except the railroad) in Circuit Court Partition of the South 1/2 and that part of the Northwest 1/4, lying south of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13, east of the Third Principal Meridian in Cook County, Illinois.

PINs: 19-03-102-002-0000 and 19-03-102-003-0000

COMMONLY KNOWN AS: 4626 W. 42nd Street, Chicago, IL 60632

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EXHIBIT B to Special Warranty Deed

Permitted Exceptions

General taxes and assessments for the year 2021, 2022 and subsequent years which are not yet due and payable.

Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded 12/30/2016 as Document No. 1636545024.

Terms, powers and provisions of an Ordinance regarding authorization of the expansion of boundaries for Enterprise Zone II of Chicago, a copy of which was recorded 2/25/1993 as Document No. 93146829.

Terms, conditions and provisions of Ordinance No. 95121 entitled An Ordinance Authorizing Establishment of Enterprise Zone 2 recorded 4/28/2016 as Document No. 1611910116.

Spurs, switch tracks, and railroad rights of way, if any.

PROPERTY OF COOK COUNTY CLERK'S OFFICE