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2215842003D

Doc# 2215842003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2022 09:32 AM PG: 1 OF 5

RECORDING COVER SHEET

FILE NO: 41070350 2/5

Parcel 2

GREATER ILLINOIS TITLE

300 E. ROOSEVELT ROAD

WHEATON, IL 60187

TYPE OF DOCUMENT: Special Warranty Deed

RE: 4243 W. Ogden Avenue, Chicago, IL 60623

Property of Cook County Clerk's Office

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SPECIAL WARRANTY DEED

41070350

This instrument was prepared by:

Brotschul Potts LLC
1 Tower Lane
Suite 2060
Oak Brook Terrace, Illinois 60181
Attn: Chris Cirillo

(The Above Space For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED is made and entered into as of this 31 day of May, 2022, by 4340 OGDEN LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, having an address of 4243 W. Ogden, Chicago, IL 60623, as grantor (the "**Grantor**") in favor of AMERICANO 6162 INC. a(n) Illinois corporation having an address of 6744 26th Street, Berwyn, IL 60402, as Grantee (the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 4243 W. Ogden, Chicago, IL 60623 and legally described on **Exhibit A** attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "**Property**").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[EXECUTION PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 27th day of May, 2022

4340 OGDEN LLC,
a(n) Illinois limited liability company

By: [Signature]
Print Name: SEBASTIAN P. BARSH
Its: MEMBER

STATE OF IL)
) SS.
COUNTY OF COOK)

I, Anka Brenka-Misca, a Notary Public, do hereby certify that Sebastian Barsh, personally known to me to be the member of 4340 OGDEN, a(n) Illinois limited liability 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 that (s)he signed and delivered the said instrument as Authorized Signatory of said company, pursuant to authority, as a 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 notarial seal, this 27 day of May, 2022.



My Commission Expires:
07/25/23

After Recording Return To: <u>BRIAN D. BRYLL</u> <u>6703 N. CICERO AVE</u> <u>LINCOLN WOOD, IL 60712</u>	Send subsequent tax bills to: <u>AMERICAN 6162 INC</u> <u>4243 W. OGDEN AVE</u> <u>CHICAGO, IL 60623</u>
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REAL ESTATE TRANSFER TAX	02-Jun-2022
COUNTY:	550.00
ILLINOIS:	1,100.00
TOTAL:	1,650.00

16-27-207-026-0000 | 20220501631805 | 1-684-021-328

REAL ESTATE TRANSFER TAX	02-Jun-2022
CHICAGO:	8,250.00
CTA:	3,300.00
TOTAL:	11,550.00

16-27-207-026-0000 | 20220501631805 | 1-941-028-944
* Total does not include any applicable penalty or interest due.

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

PARCEL 2:

LOTS 47 TO 60, BOTH INCLUSIVE, IN A.G. WEISE'S SUBDIVISION OF THAT PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD IN COOK COUNTY, ILLINOIS.

CKA: 4243 W. Ogden, Chicago, IL 60623
Ave.

16-27-207-006-0000; 16-27-207-019-0000; 16-27-207-020-0000; 16-27-207-021-0000; 16-27-207-022-0000; 16-27-207-023-0000; 16-27-207-024-0000

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Taxes not yet due and payable.
2. UNRECORDED UTILITY EASEMENTS AS SHOWN ON MAPS 476-C CONDITION AND CABLE AND OVERHEAD AS DISCLOSED BY LETTER FROM THE COMMONWEALTH EDISON COMPANY DATED JUNE 11, 1987.
3. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN THE DOCUMENT RECORDED NOVEMBER 1, 1976 AS NO. 23694491, RELATING TO CONSTRUCTION OF A CONCRETE RETAINING WALL.
4. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE NO FURTHER REMEDIATION LETTER DATED JANUARY 15, 2021 AND ATTACHED TO THE LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED MARCH 30, 2021 AS DOCUMENT NO. 2108916012.
5. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE NO FURTHER REMEDIATION LETTER DATED JUNE 28, 2021 AND ATTACHED TO THE LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JULY 21, 2021 AS DOCUMENT NO. 2120257000.

County Clerk's Office