

# UNOFFICIAL COPY

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This document was prepared by:

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After recording return to and  
mail tax bills to:

Grace Building, LLC  
2320 North Damen Avenue  
Suite 1D  
Chicago, Illinois 60647



Doc# 2215922042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2022 02:47 PM PG: 1 OF 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **944-954 WEST GRACE LLC**, an Illinois limited liability company ("Grantor") having an office at 516 N. Ogden Ave., #137, Chicago, Illinois does hereby sell and convey to **GRACE BUILDING, LLC**, an Illinois limited liability company ("Grantee") having an office at 2320 North Damen Avenue, Suite 1D, Chicago, Illinois 60647, all of the Grantor's rights, title and interest in and to the real property described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property") situated in Cook County, Illinois, together with all improvements thereon and all of the Grantor's interest in any rights and privileges solely appurtenant thereto, subject, however, only to those matters described in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND title to the Property unto Grantee, its successors and assigns, against every person lawfully claiming the same, or any part thereof, by through, or under Grantor but not otherwise.

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 3 day of June 2022.

**GRANTOR:**

**944-954 WEST GRACE LLC,**  
an Illinois limited liability company

By: Mo2 Manager LLC,  
an Illinois limited liability company  
Its manager

By: \_\_\_\_\_  
Michael M. Motew, Manager

\*\*\*\*\*

State of Illinois        )  
                                  ) SS  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael M. Motew, manager of Mo2 Manager LLC, an Illinois limited liability company, manager of 944-954 West Grace LLC, an Illinois limited liability company, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal this 3 day of June, 2022.



*Sheryl Durment*  
Notary Public

\*\*\*\*\*

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL A:



LOTS 11, 12 AND 13 IN S.H. KERFOOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 7 IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;


PARCEL B:

WEST QUARTER OF THE SOUTHWEST 1/4 OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST 3/4 OF THE SAID SOUTHWEST 1/4 OF SAID BLOCK 7 ( WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID BLOCK 7); ALL IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHWEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING STREETS FROM BOTH PARTS OF THE FOREGOING DESCRIPTION) IN COOK COUNTY, ILLINOIS.

ADDRESS: 944-954 W. Grace Street, Chicago, Illinois 60613

PIN(s): 14-20-212-022-0000  
14-20-212-023-0000  
14-20-212-024-0000

| REAL ESTATE TRANSFER TAX   |                | 03-Jun-2022      |
|--|----------------|------------------|
|   | COUNTY:        | 14,000.00        |
|  | ILLINOIS:      | 28,000.00        |
|  | <b>TOTAL:</b>  | <b>42,000.00</b> |
| 14-20-212-022-0000   | 20220501606434 | 0-022-847-568    |

| REAL ESTATE TRANSFER TAX  |                | 03-Jun-2022         |
|---|----------------|---------------------|
|  | CHICAGO:       | 210,000.00          |
|   | CTA:           | 84,000.00           |
|   | <b>TOTAL:</b>  | <b>294,000.00 *</b> |
| 14-20-212-022-0000  | 20220501606434 | 1-895-243-856       |

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

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## **EXHIBIT "B"** **PERMITTED EXCEPTIONS**

1. 2021 2<sup>nd</sup> installment real estate taxes and subsequent years.
2. The land lies within the boundaries of a Special Service Area No. 17, as disclosed by ordinance recorded as Recording No. 1136104045, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Easement in, upon, under, over and along the as shown on Exhibit and attached thereto of the Land to install and maintain all equipment for the purpose of serving the Land and other property with telephone and Electric Service, together with right of access to said equipment, as created by Grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded June 12, 1986 as Document 86239063.
4. Encroachment of brick wall over and onto the concrete walk south and adjoining by 0.10 feet and 0.05 feet as disclosed by Certified Survey Company dated November 9, 1987 as Order No. 81-497-A.
5. Encroachment of the brick building located on the land over and onto the concrete walk South and adjoining, by 0.02 feet and 0.04 feet, as disclosed by survey aforesaid.
6. Rights of tenants, as tenants only, in possession under unrecorded lease agreements, without any rights or options of purchase, first offer or first refusal as set forth on the rent roll attached to the ALTA Statement and made a part hereof."