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\*22172470680\*

Doc# 2217247068 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2022 02:02 PM PG: 1 OF 5

## THIS INSTRUMENT PREPARED BY:

B. Mackay Brown, Atty.  
c/o Orion Investment and Management Ltd. Corp.  
200 S. Biscayne Boulevard, 7<sup>th</sup> Floor  
Miami, Florida 33131

## ~~AFTER RECORDING, RETURN TO:~~

~~Send Subsequent Tax Bills to:~~

PIN(s): 19-10-418-037-0000, 19-10-418-038-0000, 19-10-418-039-0000, 19-10-418-040-0000

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CJS CHICAGO 55<sup>TH</sup> ST., LLC, a Delaware limited liability company, whose address is c/o Orion Investment and Management, Ltd. Corp., 200 S. Biscayne Blvd., 7<sup>th</sup> Floor, Miami, Florida 33131, hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **Joseph Palumbo and Ann M. Palumbo, as trustees of THE JOSEPH AND ANN PALUMBO TRUST** whose mailing address is 29162 Country Hills Road, San Juan Capistrano, CA 92675, hereinafter referred to as **Grantee**, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land, more particularly described on **Exhibit "A"** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all such real property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes;


TO HAVE AND TO HOLD the Property, subject to the exceptions and reservations hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the



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Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on **Exhibit "B"** attached hereto.

EXECUTED as of this 13<sup>th</sup> day of June, 2022.

*[Remainder of page intentionally left blank. Signature page follows.]*

| REAL ESTATE TRANSFER TAX  |                 | 17-Jun-2022 |
|---|-----------------|-------------|
|  | <b>CHICAGO:</b> | 9,273.75    |
|   | <b>CTA:</b>     | 3,709.50    |
|   | <b>TOTAL:</b>   | 12,983.25 * |
| 19-10-418-037-0000   20220601646303   0-594-626-640                               |                 |             |
| * Total does not include any applicable penalty or interest due.                  |                 |             |

| REAL ESTATE TRANSFER TAX  |                  | 17-Jun-2022 |
|---|------------------|-------------|
|  | <b>COUNTY:</b>   | 618.25      |
|  | <b>ILLINOIS:</b> | 1,236.50    |
|   | <b>TOTAL:</b>    | 1,854.75    |
| 19-10-418-037-0000   20220601646303   2-140-751-952                               |                  |             |

After Recording Return to  
and Send Subsequent Tax Bills to:  
Joseph Palumbo and Ann M. Palumbo,  
as trustees of The Joseph and Ann Palumbo Trust  
29162 Country Hills Road  
San Juan Capistrano, CA 92675

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**WITNESSES:**

**GRANTOR:**

*Liana L. Tommasi*  
Print Name: LIANA L. TOMMASI

CJS CHICAGO 55<sup>TH</sup> ST., LLC, a Delaware limited liability company

*Azantya Mulo*  
Print Name: AZANTYA MULO

By: *Joseph A. Sanz*  
Joseph A. Sanz, Authorized Person

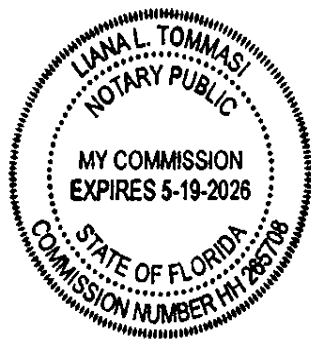
STATE OF FLORIDA                     )  
   ) ss.  
COUNTY OF MIAMI-DADE         )

Acknowledged before me by means of ✓ physical presence or \_\_\_\_\_ online notarization, this 6th day of JUNE, 2022 by Joseph A. Sanz, as Authorized Person of JCS TRIPLE NET HOLDINGS III, LLC, a Florida limited liability company, as Sole Member of CJS CHICAGO 55<sup>TH</sup> ST., LLC, a Delaware limited liability company on behalf of the company. He is personally known to me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires:

*Liana L. Tommasi*  
Liana L. Tommasi  
Notary Public



Printed name: LIANA L. TOMMASI

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Exhibit "A"

LOTS 96, 97, 98 AND 99 IN KEELER AVENUE AND 55TH STREET RESUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:  
4200 W 55th St., Chicago, IL 60632

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## EXHIBIT "B"

Taxes not yet due and payable for 2021 and 2022.

Covenants, conditions and restrictions contained in Special Warranty Deed recorded September 5, 2014 as document 1424841106, and the terms and provisions contained therein.

Survey prepared by the Matthews Company dated June 12, 2014 last revised August 27, 2014 under Job No. 14-05-14-21014, shows the following:

Fence located along the Northeasterly line of the Land by 0.05 feet. We make no determination of ownership of said fence..

Note: If any document referenced herein contains a covenant, condition or restriction violative of 42USC3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

Note: This exception was brought forward from a prior policy. We don't have a copy of said survey. Upon receipt and review of a current survey, this exception shall be amended, as necessary.

Right of First Refusal Agreement recorded October 28, 2021 and recorded January 3, 2022 as document number 2200307061 between CJS Chicago 55th St., LLC, a Delaware limited liability company and Riverside Land Trust LLC, a Delaware limited liability company.

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease  
 Landlord: CJS Chicago 55th St., LLC, a Delaware limited liability company  
 Assignor: Eddie's Restaurant Company, an Illinois corporation and FQSR, LLC, a Delaware limited liability company  
 Tenant: FQSR, LLX, a Delaware limited liability company  
 Recording Date: October 16, 2017  
 Recording No: 1728941146  
 Beginning: March 20, 2012 and ending: on March 20, 2027 with 3 remainign five (5) year options to furthe extend the term of hte Lease

And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.