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Doc# 2217346110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2022 01:52 PM Pg: 1 of 5

Dec ID 20220601647392
ST/CO Stamp 1-543-907-408 ST Tax \$820.00 CO Tax \$410.00

CCH12202411 LD D6
PREPARED BY: 1 of 3

Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Charles T. Ryan, Esq.
Charles T. Ryan, Ltd.
18141 Dixie Highway, Suite 115
Homewood, IL 60430

[ABOVE SPACE FOR RECORDER'S USE
ONLY]

SPECIAL WARRANTY DEED

CLINTON STREET INVESTORS L.L.C., a Florida 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 UNITED MINING ENERGY COMPANY, LLC, an Illinois limited liability company, 8802 Calumet Avenue, St. Johns, IN 45373 ("**Grantee**"), the real property in Cook, 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**").

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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 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.


[Remainder of page intentionally left blank].

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 17th day of June 2022.

CLINTON STREET INVESTORS L.L.C., a Florida limited liability company

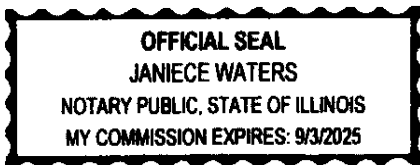
By: 
Name: Jeffrey Locascio
Title: Authorized Member

STATE OF ILLINOIS,

COUNTY OF COOK,

Before me, JANIECE WATERS, on this day personally appeared JEFFREY LOCASCIO, who either is known to me or proved to me through presentation of his driver's license, to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(SEAL)





Given under my hand and seal of office this 15 day of June, A.D., 2022.
Notary Public, State of Illinois

\$ 820,000.00



MAIL TAX BILLS TO:
UNITED MINING ENERGY LLC
8802 CALUMET AVE.
ST. JOAN, IN 46373

No. 22057

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EXHIBIT A to Special Warranty Deed
Legal Description

Lots 7 through 15 (except the South 11 feet of Lot 15) the East 22.92 feet of Lot 34 (except the South 11 feet thereof) the East 22.92 feet of Lots 35 through 42; all in Block 14 in Yost's second addition to Harvey being a subdivision of the West 3/4 of the South East 1/4 of the Northwest 1/4 of Section 21, Township 36 North, Range 14 East of the Third Principal Meridian also that part of the 16 foot wide heretofore vacated North and South Public Alley (as heretofore dedicated in Block 14 in the aforesaid Yost's second addition to Harvey) lying South of the Westerly prolongation of the North Line of Lot 7 and lying North of the Westerly prolongation of the North Line of the South 11 feet of Lot 15 in Block 14 in Yost's second addition to Harvey also that part of the heretofore vacated 33 foot wide West 1/2 of Canal Street lying East of and adjoining said Block 14 (as heretofore dedicated in Yost's second addition to Harvey Aforesaid) lying South of the Easterly prolongation of the North Line of Lot 7 and lying North of the Easterly prolongation of the North Line of the South 11 feet of Lot 15 in Block 14 in Yost's second addition to Harvey aforesaid all in Cook County, Illinois.

PIN: 29-21-116-005-0000

ADDRESS: 16219-16221 Clinton Street, Harvey, Illinois

60426

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EXHIBIT B to Special Warranty Deed

Permitted Exceptions

General real estate taxes not due and payable for the second installment of the year 2021 and subsequent years.

Rights of the municipality, State of Illinois, the public and adjoining owners in and to vacated street.

Rights of the public and quasi-public utilities, if any, in the vacated street for maintenance therein of poles, conduits, sewers and other facilities.

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