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Doc# 2217322039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2022 02:36 PM PG: 1 OF 5

Prepared by and return to:
Jeffrey Michael
Horizon Realty Group
1946 W. Lawrence Avenue
Chicago, IL 60640

Mail tax bill to:
T2 Concept, LLC
756 W. 30th Street
Chicago, IL 60616

16F3
2100003041A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 14th day of June, 2021, by **1904 W DIVISION VENTURE, LLC**, an Illinois limited liability company, having an address of c/o Horizon Realty Group, 1946 W. Lawrence Avenue, Chicago, IL 60640, party of the first part, and **T2 CONCEPT, LLC**, an Illinois limited liability company, having an address of 756 W. 30th Street, Chicago, IL 60616, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their successors and assigns, that it WILL WARRANT AND FOREVER DEFEND the title to said premises against the lawful claims of all persons claiming by, through or under it but not further or otherwise, subject to those matters listed on Exhibit B attached hereto and made a part hereof.

Permanent Index Number: 17-06-226-048-0000

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

1904 W DIVISION VENTURE, LLC, an Illinois limited liability company

By: 
Jeffrey Michael, its Member

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

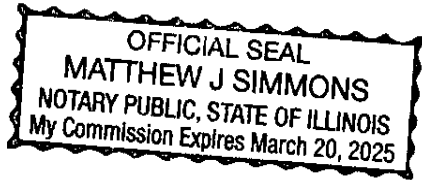
This instrument was signed and acknowledged before me this 14 day of June, 2021, by Jeffrey Michael, the Member of 1904 W DIVISION VENTURE, LLC, an Illinois limited liability company, on behalf of said limited liability company. Such person is personally known to me.


(SEAL)


Notary Public in and for State of Illinois

Matthew J. Simmons
Print name of notary



My Commission Expires: 3/20/2025





REAL ESTATE TRANSFER TAX		13-Jul-2021
	CHICAGO:	10,500.00
	CTA:	4,200.00
	TOTAL:	14,700.00 *

17-06-226-048-0000 | 20210601662874 | 0-361-438-480

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

REAL ESTATE TRANSFER TAX		02-Jun-2022
	COUNTY:	700.00
	ILLINOIS:	1,400.00
	TOTAL:	2,100.00

17-06-226-048-0000 | 20210601662874 | 1-463-402-576

REAL ESTATE TRANSFER TAX		02-Jun-2022
	COUNTY:	700.00
	ILLINOIS:	1,400.00
	TOTAL:	2,100.00

17-06-226-048-0000 | 20210601662874 | 1-463-402-576

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Exhibit A to Special Warranty Deed

Legal Description of the Property

THAT PART OF THE EAST 48 FEET 2 INCHES OF THE WEST 74 FEET OF LOT 5 LYING ABOVE A FLOOR ELEVATION OF 17.72' CCD AND BELOW A CEILING ELEVATION OF 28.22' CCD DESCRIBED AS FOLLOWS: (FOR PURPOSES OF DESCRIBING THE FOLLOWING, THE SOUTH WALL OF THE BUILDING IS ASSUMED TO BE DUE EAST AND THE WEST WALL OF THE BUILDING IS ASSUMED TO BE DUE NORTH); COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE EAST 1.24' TO THE POINT OF BEGINNING; THENCE NORTH 0.50'; THENCE WEST 0.78'; THENCE NORTH 30.61'; THENCE EAST 8.99'; THENCE NORTH 17.97'; THENCE WEST 4.14'; THENCE NORTH 19.25'; THENCE EAST 36.70'; THENCE SOUTH 3.88'; THENCE WEST 7.53'; THENCE SOUTH 8.16'; THENCE WEST 1.46'; THENCE SOUTH 18.36'; THENCE EAST 9.38'; THENCE SOUTH 27.38'; THENCE WEST 1.05'; THENCE SOUTH 9.48'; THENCE WEST 0.12'; THENCE SOUTH 1.40'; THENCE WEST 8.51'; THENCE NORTH 1.42'; THENCE WEST 1.64'; THENCE SOUTH 1.40'; THENCE WEST 14.17'; THENCE NORTH 1.44'; THENCE WEST 1.70'; THENCE SOUTH 1.44'; THENCE WEST 13.88'; THENCE NORTH 0.26' TO THE POINT OF BEGINNING, ALSO THAT PART LYING ABOVE A FLOOR ELEVATION OF 9.21' CCD AND BELOW A CEILING ELEVATION OF 16.76' CCD DESCRIBED AS BEGINNING AT A POINT 70.02' NORTH AND 0.68' E. OF THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE EAST 41.45'; THENCE SOUTH 4.11'; THENCE WEST 7.12'; THENCE SOUTH 8.17'; THENCE WEST 1.53'; THENCE SOUTH 3.45'; THENCE WEST 18.59'; THENCE SOUTH 0.50'; THENCE WEST 2.80'; THENCE NORTH 0.69'; THENCE WEST 0.45'; THENCE SOUTH 0.70'; THENCE WEST 6.10'; THENCE NORTH 0.69'; THENCE WEST 0.45'; THENCE SOUTH 0.65'; THENCE WEST 4.41'; THENCE NORTH 16.36' TO THE POINT OF BEGINNING IN BEYGEH'S SUBDIVISION OF LOT 14 (EXCEPT THE NORTH 60 FEET THEREOF) IN THE SUBDIVISION OF LOT 10 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHEAST AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Known as: 1904 W Division Street, Chicago, Illinois 60622

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Exhibit B To Special Warranty Deed

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2020, AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA #33 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 0535635138, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES AS AMENDED BY INSTRUMENT RECORDED ON DECEMBER 30, 2014 AS DOCUMENT NUMBER 1436433016.
3. TERMS AND PROVISIONS CONTAINED IN PARTY WALL AGREEMENT WITH ADJOINING PROPERTY RECORDED JANUARY 14, 2015 AS DOCUMENT 1501418035, AND RERECORDED AS DOCUMENT 1503415041
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS IN RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 21, 2016 AS DOCUMENT NUMBER 1626534099, AS AMENDED FROM TIME TO TIME.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. RIGHT OF TENANTS, AS TENANTS ONLY, UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.
- ~~7. MATTERS AS DISCLOSED ON THE PLAT OF SURVEY PREPARED BY CENTRAL SURVEY COMPANY, INC, DATED MARCH 30, 2021 AS ORDER NUMBER 1904COM~~



Property of County Clerk's Office

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stewart title

Stewart Title Guaranty Co.
Commercial Services
10 S. Riverside Plaza, Suite 1450
Chicago, IL 60606
Phone: 800-261-9800
Fax: 312-849-4410

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Jeffrey Michael

, being duly sworn on oath,

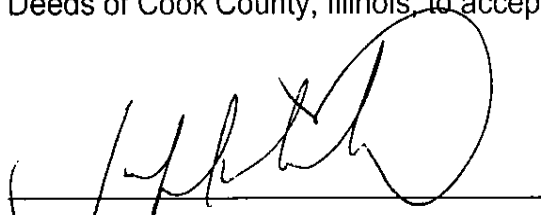
states that affiant resides at 864 Kimball Road, Highland Park, IL

And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

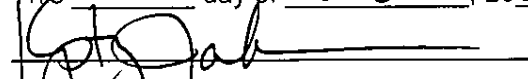
AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

This 16 day of JUNE, 2021.



Signature of Notary Public

