



2218710110D

Doc# 2218710110 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2022 04:08 PM PG: 1 OF 5

THIS DOCUMENT WAS PREPARED BY:

Arnold Weinberg
Much Shelist, P.C.
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Arnold Weinberg
Much Shelist, P.C.
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

CCHI2201481LD
(146)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 30th day of June, 2022 between **RIDGE/DEVON LLC**, an Illinois limited liability company, having an address of 55 E. Jackson Boulevard, Suite 500, Chicago, Illinois 60604 ("Grantor"), to **DEVON/RIDGE APTS. LLC**, an Illinois limited liability company and **EWLW RIDGE DEVON LLC**, an Illinois limited liability, each as to an undivided 50% interest as Tenants-In-Common, both having an address of 55 E. Jackson Boulevard, Suite 500, Chicago, Illinois 60604 (collectively, the "Grantee"),

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns;

[Signature page follows]

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

DATED: 6/29/2022



BY: [Signature]


EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUBPARAGRAPH "E" AND COOK COUNTY ORDINANCE 93-0-27 PARAGRAPH "E".

DATED: 6/29/2022

BY: [Signature]

DATED as of this 29 day of JUNE, 2022.

REAL ESTATE TRANSFER TAX		01-Jul-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
11-31-401-095-0000 20220601663523 0-832-649-296		

REAL ESTATE TRANSFER TAX		01-Jul-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
11-31-401-095-0000 20220601663523 0-657-668-775		
* Total does not include any applicable penalty or interest due.		

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

RIDGE/DEVON LLC, an Illinois limited liability company

By: Gerald Lee Nudo
 Name: Gerald L. Nudo
 Title: Manager

Property of Cook County Clerks Office

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 Gerald L. Nudo, as Manager of RIDGE/DEVON LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as said Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said RIDGE/DEVON LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of June, 2022.

Sonia L. Soto
 Notary Public

My Commission expires:
5 | 5 | 23
 (SEAL)



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EXHIBIT A

Legal Description

That part of Lots 3, 4 and 5 described as follows:

commencing at a point in the North Line of Lot 3, said point being 272.0 feet East of the West Line of Lot 3; thence South parallel with the West Line of Lot 3, 101.30 feet to the point of beginning of the property intended to be described; thence East parallel with the North Line of Lot 3, 30.40 feet; thence North parallel with the West Line of Lot 3, 1.26 feet; thence East parallel with the North Line of Lot 3, 30.15 feet; thence South parallel with the West Line of Lot 3 and 4, 36.0 feet; Thence East parallel with the North Line of Lot 3 to the Westerly Line of N. Ridge Boulevard; thence Southeasterly along said Westerly line to the North Line of the South 1/4 acre of that part of Lot 5 lying West of the center line of Ridge Road conveyed to Catholic bishop of Chicago by deed recorded November 10, 1880 in Book 1032, page 534; thence West along said North Line to a point 302.40 feet East of the West Line of Lot 5; thence North parallel with the West Line of Lots 4 and 5 to the North Line of Lot 4; Thence West along said North Line, 30.40 feet to a point 272.0 feet East of the West Line of Lot 4; thence North parallel with the West Line of Lot 3, 11.0 feet to the point of beginning, in Circuit Court partition of the South Half of the South Half of the Southeast Quarter of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(s): 11-31-401-095-0000
11-31-401-097-0000

Address: 6414-24 N. Ridge Blvd., Chicago, IL

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EXHIBIT B

Permitted Exceptions

1. General Real Estate Taxes not yet due and payable.
2. Easements for Ingress and Egress and public utilities, including sewer and water for the use and benefit of all dwelling parcels as shown on the Land and easement for the Illinois Bell Telephone Company and the Commonwealth Edison Company over, under, upon and across the Land and easement for Peoples Gas, light and Coke Company over, under, upon and across the Land and easement for Ingress and egress and parking over, across and upon the Land and easement for Ingress and egress and driveways over, across and upon the Land as contained in declaration of easements made by Oak Park National Bank, as trustee under trust agreement dated April 24, 1959 and known as trust number 4556 dated November 10, 1959 and recorded January 25, 1960 as document 17766137.
3. Easement in favor of Peoples Gas Light and Coke Company, an Illinois Corporation, its successors and assigns for gas underground piping over, across and under the Land recorded March 28, 1960 as document 17813894.

Affects the North 8 feet of the 32 feet of that part of Lot 5 (except the West 302.40 feet thereof and except that part taken for to widened Ridge Boulevard) lying North of the North Line of the 1 acre of that part of Lot 5 lying West of the Center Line of Ridge road conveyed to Catholic bishop of Chicago by deed recorded November 10, 1880 in book 1032, page 534.

4. Easements in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company, their successors and assigns for electric and telephone utilities and related appurtenances, together with the right of access thereto, as created by Grant recorded April 20, 1960 as document 17833350.

(Affects the West and South portions of the Land and other property)

5. Easement for sewers and water services and for Ingress and egress thereto as contained in the Plat of Easement Dated November 24, 1959 and recorded December 31, 1959 as document 17747265 from Oak Park National Bank, a National Banking Association, as Trustee Under Trust Agreement dated April 24, 1959 and known as trust number 4556 to the City of Chicago.
6. Encroachments disclosed on that certain survey prepared by United Survey Service, LLC, last revised on October 4, 2011.
7. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.