

22GST867002PK

This Instrument Prepared by and after recording mail to:

John N. Skoubis, Esq. Skoubis Alikakos LLC 1990 E. Algonquin Rd., Ste. 230 Schaumburg, Illinois 60173 Doc#. 2219233240 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/11/2022 01:14 PM Pg: 1 of 3

Dec ID 20220601659360

ST/CO Stamp 1-161-091-152 ST Tax \$878.00 CO Tax \$439.00

City Stamp 0-087-349-328 City Tax: \$9,219.00

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 29th day of June, 2022, between, MATRIX 1115 WEST LAKE STREET LP, a Delaware limited partnership of 900 W. Van Buren, Suite 105, Chicago, Illinois 60607 (the "Grantor"), and MAZEKA, LLC, an Indiana limited liability company, of 5008 Decatur Rd., Fort Wayne, Indiana 46806 (the "Grantee").

WITNESSETH, that the Gramon, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and vaire ble consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of the following described real estate, situated in the County of Cook, and State of Minois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Permanent Real Estate Index Number: 07-08-428-018-0000

Address of Real Estate: 1115 W. Lake St., Chicago, Illinois 60607

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way a prertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to those matters listed on Exhibit B attached hereto and made a part hereof.

UNOFFICIAL COPY

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

GRANTOR:

MATRIX 1115 WEST LAKE STREET LP, a Delaware limited partnership

By: NSR REALTY & DEVELOPMENT, LLC,

Its General Partner

By:

Nikolaos Roussos, Its Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public for and for in said County, in the State aforesaid, DO HEREBY CERTIFY that Nikolaos Roussos, personall/krown to me to be the Manager NSR Realty & Development, LLC, the General Partner of MATRIX 1115 WEST LAKE STREET LP, a Delaware limited partnership, appeared before me mis day in person, and acknowledged that he signed, sealed and delivered the said instrument as his fee and voluntary act and as the free and voluntary act of said entity, for the uses and purposes there in set forth.

Given under my hand and official seal, this 2 day of June, 202

"OFFICIAL SEAL"
TIMOTHY RYBICKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires December 5, 2023

Notary Public

My Commission expires:

2013

SEND SUBSEQUENT TAX BILLS TO:

Mazeka, LLC 5008 Decatur Rd. Fort Wayne, IN 46806

UNOFFICIAL COPY

EAST ½ OF LOT 4 IN HAYES A.
PENTER'S ADDITION TO CHICAGO, .
F SECTION 8, TOWNSHIP 39 NORTH, RA.
ERIDIAN, IN COOK COUNTY, ILLINOIS.

IN: 07-08-428-018-0000

CKA: 1115 W DAKE ST., CHICAGO, ILLINOIS 60607