

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2022 01:14 PM Pg: 1 of 3

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

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

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## 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable 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 Illinois 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 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, 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.



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## EXHIBIT A

### LEGAL DESCRIPTION

THE EAST ½ OF LOT 4 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 07-08-428-018-0000

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