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Doc#: 2221318007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/01/2022 07:13 AM Pg: 1 of 4

Dec ID 20220701693888
ST/CO Stamp 0-407-485-520 ST Tax \$2,380.00 CO Tax \$1,190.00
City Stamp 0-943-570-000 City Tax: \$24,990.00

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, CAO CAO-HWY, LLC, an Illinois limited liability company, whose address is c/o Se Jong Yoon, 333 S. Mission Road, Los Angeles, California 90033, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the members of said company, GRANTS, BARGAINS and SELLS to the Grantee, ABNO PROPERTY MANAGEMENT LLC, an Illinois limited liability company, whose mailing address is 1315 Pleasant Lane, Glenview, Illinois 60025, the real estate described in Exhibit A attached hereto and incorporated herein by this reference, together with all easements appurtenant thereto (the "Property");

SUBJECT TO the following: (1) real estate taxes for the year 2022 and all subsequent years, and special assessments, if any, on the Property that are not yet due and payable as of the date of this deed; (2) easements, covenants and restrictions set forth on Exhibit B attached hereto and incorporated herein by this reference; (3) any matters that would be disclosed by an accurate survey of the Property; (4) coal or other minerals excepted, reserved, conveyed or transferred in prior conveyances; (5) zoning and building codes, laws, regulations or ordinances; (6) acts done or suffered by Grantees or anyone claiming by, through or under Grantee; and (7) the leasehold interest of Starbucks Corporation.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 18 day of July, 2022, and effective July 26, 2022

GRANTOR:

CAO CAO-HWY, LLC,
an Illinois limited liability company

By: 

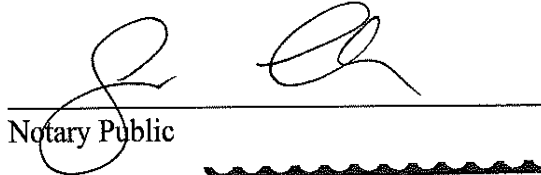
Se Jong Yoon, Manager

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STATE OF CALIFORNIA)
)
) SS
COUNTY OF Los Angeles)

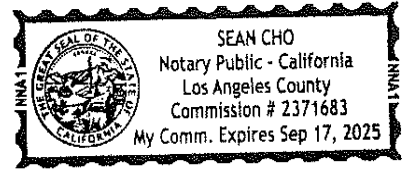
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SE JONG YOON, personally known to me to be a Manager of CAO CAO-HWY, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Manager, he signed and delivered the said instrument pursuant to authority given by the Member, of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of July, 2022.



Notary Public

My Commission Expires: Sept 17, 2025



Mail Future Taxes to: ABNO PROPERTY MANAGEMENT LLC
1315 Pleasant Lane
Glenview, Illinois 60025
Attn: Ali Buruloglu

Return This Instrument to: ABNO PROPERTY MANAGEMENT LLC
1315 Pleasant Lane
Glenview, Illinois 60025
Attn: Ali Buruloglu

Prepared By: First American Title Insurance Company
30 North La Salle, Suite 2700
Chicago, Illinois 60602

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EXHIBIT A

LOT 24 (EXCEPT THEREFROM THE SOUTH EASTERLY 50 FEET IN OWNERS DIVISION OF LOTS 1 TO 24 IN BLOCK 43 IN SUBDIVISION OF BLOCKS 6, 39, 40, 42, 43 AND LOT 12 IN BLOCK 37 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

LESS AND EXCEPT THE FOLLOWING:



BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 24; THENCE SOUTH 51 DEGREES 23 MINUTES 41 SECONDS EAST ALONG THE NORTHEASTERLY LINE THEREOF, 107.00 FEET; THENCE SOUTH 38 DEGREES 36 MINUTES 19 SECONDS WEST 36.50 FEET; THENCE SOUTH 23 DEGREES 07 MINUTES 53 SECONDS EAST 12.00 FEET; THENCE SOUTH 64 DEGREES 22 MINUTES 51 SECONDS WEST 73.83 FEET TO THE WEST LINE OF SAID LOT 24; THENCE NORTH 00 DEGREES 25 MINUTES 19 SECONDS EAST ALONG SAID WEST LINE 138.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.


Situated in the County of Cook and State of Illinois.

For Informational Purposes Only:

Commonly known as: 6332 North Northwest Highway, Chicago, Illinois

PIN No.: 13-06-102-015-0000; 13-06-102-021-0000

REAL ESTATE TRANSFER TAX	28-Jul-2022
	COUNTY: 1,190.00
	ILLINOIS: 2,380.00
	TOTAL: 3,570.00
13-06-102-021-0000 20220701693888 0-407-485-520	

REAL ESTATE TRANSFER TAX	28-Jul-2022
	CHICAGO: 17,850.00
	CTA: 7,140.00
	TOTAL: 24,990.00 *
13-06-102-021-0000 20220701693888 0-943-570-000	

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

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EXHIBIT B

1. Terms, provisions and conditions contained in Lease by and between Harlem 2016 LLC, Lessor, and Starbucks Corporation, Lessee, dated July 21, 2016 as disclosed by a Memorandum of Lease recorded November 04, 2016 as document 1630915072.
2. Covenants and Restrictions contained in the Lease recorded November 04, 2016 as Document No. 1630915072.
3. Terms, provisions and conditions as contained in the no further Remediation Letter dated November 8, 2008 and attached to the Leaking Underground Storage Tank Environmental Notice issued by the Illinois Environmental Protection Agency and recorded December 8, 2008 as document no. 0834329007.
4. The fact, as disclosed by that certain document or documents recorded December 08, 2008 as Document No. 0834329007 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
5. Easement in favor of Commonwealth Edison Company, its successors and assigns, for poles, lines, conduit and incidental purposes, over, upon and along the land as disclosed therein, recorded September 8, 2017 as document no. 1725119005.
6. Terms, provisions, easements, conditions and restrictions contained in the declaration of restrictive covenants and easement agreement dated as of February 21, 2018 and recorded February 22, 2018 as document no. 1805318023, made by CAOCAO-Hwy LLC, an Illinois limited liability company.
7. [Survey]