

UNOFFICIAL COPY



2223710171D

Doc# 2223710171 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2022 03:56 PM PG: 1 OF 3

This instrument prepared by:
Neal Gerber & Eisenberg LLP
2 N LaSalle Street, Suite 1700
Chicago, IL 60602
Attn: Douglas Ellis, Esq.

After recording return to:
Greenberg Traurig, LLP
77 West Wacker Drive
Suite 3100
Chicago, IL 60601
Attn: Michael J. Paum

Send future tax bills to:
CR Cicero Outparcel, LLC
c/o Continental Realty Corporation
Attn: Accounting Department
1427 Clarkview Road, Ste 500
Baltimore, MD 21209

Cmmt. No.: 1114086A

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, DIMUCCI COMPANY OF CICERO III, an Illinois corporation ("Grantor"), having an address of 285 West Dundee Road, Palatine, Illinois 60074, does hereby grant, bargain, sell, transfer and convey to CR CICERO OUTPARCEL, LLC, an Illinois limited liability company ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois, together with all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property and owned by Grantor and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments appurtenant thereto and all right, title and interest of Grantor in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Property or any of it:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property aforesaid together with all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description

07351N.0001:34165449.3

T
O
W
N
O
F
C
I
C
E
R
O

Town of Cicero



Address: 1035 S CICERO AVE

Date: 08/24/2022

Stamp #: 2022-8978

By: mjohnson

Real Estate Transfer Tax

\$1,000.00

Payment Type: Check

Compliance #:

2022-CR36ZGW7

UNOFFICIAL COPY

now or hereafter located on the Property and owned by Grantor and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors and assigns forever, Grantor hereby covenanting that the Property is free and clear from any encumbrances done or suffered by Grantor other than the permitted exceptions on Exhibit B; and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

[signature page follows]

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 5 IN CICERO MARKETPLACE PHASE 3 SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2003 AS DOCUMENT 0329732151 IN COOK COUNTY, ILLINOIS.

Address: 3035 S. Cicero Avenue, Cicero, Illinois 60804
PIN: 16-27-306-056-0000

REAL ESTATE TRANSFER TAX		23-Aug-2022
	COUNTY:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00
16-27-306-056-0000		20220801697320 1-403-701-840

Property of Cook County Clerk's Office