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Doc#: 2224204323 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 01:19 PM Pg: 1 of 6

Dec ID 20220801619836
ST/CO Stamp 1-029-532-240 ST Tax \$8,733.00 CO Tax \$4,366.50
City Stamp 1-934-518-864 City Tax: \$91,696.50

SPECIAL WARRANTY DEED

Freedom Title Corporation
2000 W. Alton Center Dr., Ste C205
Hoffman Estates, IL 60192

FR 6720057

1/2

THIS INDENTURE, made as of August 25, 2022 (the "Effective Date"), by 1900 WEST PRATT LLC, a Delaware limited liability company, having an address of 155 North Michigan Avenue, Suite 9003, Chicago, Illinois 60601 ("Grantor"), in favor of AGE PRATT LLC, an Illinois limited liability company, having an address of 4800 N. Magnolia Ave., Chicago, IL 60640 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate (the "Premises") situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

Legal Description attached as Exhibit A

together with all and singular the improvements, fixtures, easements, rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof (if any), and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Premises, with the improvements, fixtures, easements, rights, privileges, tenements, hereditaments and appurtenances, TO HAVE AND TO HOLD the Premises, with the appurtenances and all of the foregoing, unto Grantee, its successors and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns that it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the Premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters set forth in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

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Grantor has caused its name to be signed to this Special Warranty Deed by its duly appointed officer effective as of the Effective Date.

(Signature Page to Follow)

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THIS INSTRUMENT PREPARED BY:

Mr. Gerard P. Walsh, Jr.
Attorney at Law
155 N. Michigan Ave., Ste. 9003
Chicago, Il 60601

AFTER RECORDING MAIL TO:

Ms. Donna M. Shaw, Esq.
Robbins DiMonte, Ltd.
180 N. LaSalle St., Ste. 3300
Chicago, Il 60601

SEND SUBSEQUENT TAX BILLS TO:

AGE PRATT LLC
c/o Arbor Investment Management LLC
4800 N. Magnolia Ave.
Chicago, Il 60640

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF LOTS 21, 22 AND 23 IN BLOCK 46 IN ROGERS PARK, IN SECTIONS 30, 31 AND 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 1900-06 W. PRATT BLVD., CHICAGO, ILLINOIS 60626

ALSO KNOWN AS 6800 N. WOLCOTT AVENUE,
CHICAGO, ILLINOIS 60626

P.I.N.: 11-31-223-023-0000

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Exhibit A

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the final installment year 2021 and subsequent years, a lien not yet due and payable.
2. Existing unrecorded Leases pursuant to Rent Roll attached as Exhibit A to Grantor's ALTA Statement dated of even date of this Deed to Freedom Title Corporation/Chicago Title Insurance Company as tenants only, with no options to purchase or rights of first refusal, and all rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.
3. Encroachment of the building located mainly on the land onto the property east and adjoining by approximately 0.07 feet, as shown on Plat of Survey number 2022-30277-001 prepared by Greinley & Biedermann, dated July 28, 2022.

Exhibit B