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Doc#. 2228455226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2022 01:44 PM Pg: 1 of 4

Prepared By:

Tucker Ellis LLC
950 Main Avenue, Suite 1100
Cleveland, Ohio 44113
Attn: Ashley E. Gault, Esq.

Dec ID 20221001656713
ST/CO Stamp 0-857-927-248 ST Tax \$1,350.00 CO Tax \$675.00
City Stamp 0-227-667-536 City Tax: \$14,175.00

After Recording, Return To:

Joseph D. Palmisano
Palmisano & Moltz
19 South LaSalle Street, Suite 900
Chicago, Illinois 60603

Mail Future Tax Bills To:

Senco Properties Inc.
2200 North Damen Ave.
Chicago, IL 60647

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 6th day of October, 2022, by WESTERN & MOFFAT, LLC, an Illinois limited liability company, whose address is 3912 West Mclean Ave., Chicago, Illinois 60647 (the "Grantor"), to SENCO PROPERTIES, INC., a Nevada corporation (the "Grantee"), whose address is 2200 N. Damen Avenue, Chicago, Illinois 60647.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and by this reference made a part hereof.

Property Appraiser's Parcel ID Number: 13-25-307-066-0000

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the land located at 2614-20 N. California Avenue, Chicago, Illinois 60647 (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the second installment of 2021 and subsequent years;

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2. Encroachment of the building located on the subject Land located on the subject Land over and onto the property North and adjoining by approximately 0.08 feet and over and onto the property South and adjoining by approximately 0.12 feet, as disclosed by the Plat of Survey made by Professionals Associated – MM Survey Co. as Job No: 22-100234, dated July 19, 2022;
3. Rights of the public and quasi-public utilities, if any, in and to the land as disclosed by the overhead wires located on the Land as shown on the Plat of Survey made by Professionals Associated – MM Survey Co. as Job No. 22-100234, dated July 19, 2022;

Grantor does hereby warrant the title to said land, subject to the Permitted Encumbrances, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but no other, subject to the Permitted Encumbrances.

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IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, as of the day and year first above written.

GRANTOR:

WESTERN & MOFFAT, LLC,
an Illinois limited liability company

By: [Signature]
Name: Kaighan Pigott
Title: Manager

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization this 05 day of OCTOBER, 2022, by KAIGHAN PIGOTT, as MANAGER of WESTERN & MOFFAT, LLC. Said person is (select one) personally known to me or has produced Illinois Drivers License as identification.

[Signature]
Notary Public, State of ILLINOIS
Name: DOMINIC D. MCEVERS
My Commission Expires: 03/07/2026
My Commission Number is: 1038960



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EXHIBIT A

DESCRIPTION OF THE PREMISES

LOTS 17, 18 AND 19 IN SUBDIVISION OF LOTS 1 AND 2 IN THE SUPERIOR COURT PARTITION OF LOT 3 IN BARRON, HEALD AND OTHERS' SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2614-20 N. California Avenue, Chicago, IL 60647

Property of Cook County Clerk's Office