

# UNOFFICIAL COPY



Doc# 2234734032 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/13/2022 04:07 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THE GRANTOR, 927 WEST 49<sup>TH</sup> PLACE, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and SELL to LIQUID ENVIRONMENTAL SOLUTIONS OF ILLINOIS, LLC, a Delaware limited liability company, whose address is 7651 Esters Blvd., Suite 200, Irving TX 75063 ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:



See the Legal Description attached hereto and made a part hereof as "Exhibit A" ("Property")

Permanent Real Estate Index Numbers: 20-08-212-004-0000, 20-08-212-005-0000, 20-08-212-006-0000, 20-08-212-007-0000, 20-08-212-008-0000, 20-08-212-009-0000, 20-08-212-010-0000 and 20-08-212-038-0000


Property Address: 921, 927, 929, 931, 935, 937, 941 and 943 W. 49<sup>th</sup> Place, Chicago, IL 60609

Subject to: those permitted exceptions identified on Exhibit "B" attached hereto and incorporated herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and its successor and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor.

REAL ESTATE TRANSFER TAX		13-Dec-2022
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00

20-08-212-038-0000 | 20220901648515 | 2-049-035-600

REAL ESTATE TRANSFER TAX		13-Dec-2022
	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00 *

20-08-212-038-0000 | 20220901648515 | 0-951-897-424

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

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed dated this 8<sup>th</sup> day of December, 2022.

927 WEST 49<sup>TH</sup> PLACE, LLC, an Illinois limited liability company

By: [Signature]  
Kim Marie Mennen, Manager

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Kim Marie Mennen, personally known to me to be the Manager of 927 WEST 49<sup>TH</sup> PLACE, LLC, an Illinois limited liability company, 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 she signed and delivered the said instrument, pursuant to authority given to her by, 927 WEST 49<sup>TH</sup> PLACE, LLC, an Illinois limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said 927 WEST 49<sup>TH</sup> PLACE, LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of September, 2022.



[Signature]  
Notary Public  
My commission expires: 11/4/24

After recording mail to:

Send subsequent tax bills to:

Fredrikson & Byron, P.A.  
Attention: Travis Anderson  
200 S. Sixth Street, Ste. 4000  
Minneapolis, MN 55402

LIQUID ENVIRONMENTAL SOLUTIONS OF ILLINOIS, LLC  
7651 Esters Blvd., Ste. 200  
Irving, TX 75063

Prepared by: Chuhak & Tecson, P.C. Edwin I. Josephson, 30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606

# UNOFFICIAL COPY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 36 (EXCEPT THE EAST 1.5 FEET THEREOF) AND ALL OF LOTS 37 TO 46, BOTH INCLUSIVE, IN BLOCK 3, IN LIBRARY SUBDIVISION OF THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE GRAND TRUNK RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B PERMITTED EXCEPTIONS

Rights of adjoining owner in the party wall as disclosed by instruments file as LR2302388, if any.

Any existing fence or brick wall encroachments, affecting Title into the public right-of-way that would be disclosed by an accurate and complete survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.

Taxes not yet due and payable.

Property of Cook County Clerk's Office