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PT 21-72053
1 of 5

Doc#: 2235313135 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2022 03:42 PM Pg: 1 of 4

After recording return to:

Thomas C. Magarian
c/o The Law Offices of Thomas C. Magarian, P.C.
2623 West Winnemac Avenue, Ste. 100
Chicago, Illinois 60625

Dec ID 20221001671041
ST/CO Stamp 1-267-976-528 ST Tax \$1,875.00 CO Tax \$937.50

SPECIAL WARRANTY DEED

THIS DEED, made as of this 25th day of October, 2022 is between **MAPLEWOOD APARTMENTS, LLC**, an Illinois limited liability company ("Grantor") and **SERENE ABODE LLC**, an Illinois limited liability company ("Grantee").

For and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor does hereby grant, bargain, sell, convey and confirm, unto Grantee and to its successors and assigns, FOREVER, the following described real estate, situated in Cook County in the State of Illinois, commonly known as 117-121 167th Street, Calumet City, Illinois, described on Exhibit A attached hereto and made a part hereof.

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 the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

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

PROPER TITLE, LLC

Mail Tax bills To:
Serene Abode LLC
5440 West Barry Ave.
Apt. B
Chicago, IL 60641

Deed Prepared by:
Adam M. Heiman
Benjamin, Gussin & Associates
801 Skokie Blvd.
Ste. 100
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX

64653



REAL ESTATE TRANSFER TAX

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

MAPLEWOOD APARTMENTS, LLC,
an Illinois limited liability company

By: *Miljenko Kozul*
Name: Miljenko Kozul
Title: Managing Member

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On October 18, 2022 before me, Miljenko Kozul, Managing Member of Maplewood Apartments, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Milkica M. Tadic
(signature of Notary) (seal of Notary)



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2 AND THE NORTH 26 FEET OF LOTS 3 AND 4 IN LIPINSKI'S SUBDIVISION OF PART OF FRACTIONAL QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 20-29-200-015-0000

ADDRESS: 117-121 167th Street, Calumet City, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. A 20 foot building line over the North line of Lots 1, 2, 3 and 4 as shown on plat of said subdivision recorded August 17, 1964 as document 19216518.
3. Public utility easement and planting strip as shown on plat of said subdivision recorded August 17, 1964 as document 19216518 over the East 5 feet of Lots 1 and 3 and over the West 5 feet of Lots 2 and 4.
4. Easement for sewer and water main as shown on plat of said subdivision recorded August 17, 1964 as document 19216518 over the West 10 feet of Lots 1 and 3 and over the East 10 feet of Lots 2 and 4.
5. Easement over the East 25 feet and West 10 feet of Lot 1 West 25 feet and the East 10 feet of Lot 2 West 10 feet, East 25 feet, South 7.5 feet and a triangular parcel between said East 25 feet and South 7.5 feet of Lot 3 East 10 feet, West 25 feet, South 7.5 feet and a triangular parcel lying between said West 25 feet and South 7.5 feet of Lot 4 of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of subdivision recorded August 17, 1964 as document 19216518.
6. Existing unrecorded leases, other than those shown herein, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase.