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This instrument was prepared by:
Bruce J. Waldman
Cohen, Salk & Hoffman, PC
630 Dundee Road, Suite 120
Northbrook, IL 60062

1/3



2236440011D

loc# 2236440011 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

ATE: 12/30/2022 10:43 AM PG: 1 OF 6

After recording return to:
Charles F. Morrissey
Morrissey & Donahue, LLC
200 E. Randolph Street, Suite 5100
Chicago, Illinois 60601

Send subsequent tax bills to:
4340 Holdings LLC
4340 West 47th Street
Chicago, Illinois 60632

For Recorder's Office Use Only

SPECIAL WARRANTY DEED

This Deed, made this 14 day of December, 2022, between **SSN GROUP LLC**, an Illinois limited liability company ("**Grantor**"), and **4340 HOLDINGS LLC**, an Illinois limited liability company ("**Grantee**"), OF CHICAGO, ILLINOIS

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of DuPage and State of Illinois, known and described as follows, to wit (the "**Premises**"):

See **Exhibit A** attached hereto.

PIN: Part of 19-03-400-193-0000

ADDRESS: North of and adjacent to 4340 W. 47th Street, Chicago, IL 60632

TO HAVE AND TO HOLD the said Premises as described above unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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 it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on **Exhibit B** attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

REAL ESTATE TRANSFER TAX 19-Dec-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

19-03-400-193-0000 | 20221201604090 | 0-259-910-992

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

REAL ESTATE TRANSFER TAX 19-Dec-2022



COUNTY: 25.00
ILLINOIS: 50.00
TOTAL: 75.00

19-03-400-193-0000 | 20221201604090 | 1-499-864-400

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IN WITNESS WHEREOF, said Grantor has caused its name to be executed as of this 14 day of December, 2022.

SSN GROUP LLC, an Illinois limited liability company

By: [Signature]
Mark A. Herman, Manager

ACKNOWLEDGMENT

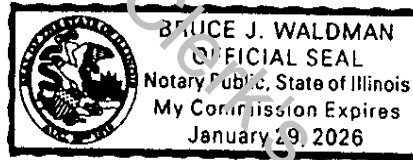
STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Mark A. Herman**, personally known to me as the Manager of SSN GROUP 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 he signed, sealed and delivered the said instrument as such officer, pursuant to authority given by the subject Operating Agreement, as his own and free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14 day of December, 2022.

My Commission Expires: 1-29-26

[Signature]
Notary Public



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Exhibit A Legal Description

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF AND THAT PART OF THE NORTHWEST QUARTER LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED IN BOOK 67 OF PLATS, PAGE 44, ON APRIL 29, 1897, AS DOCUMENT 2530529, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF W. 47TH STREET (SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3) WITH THE WEST LINE OF S. KOLIN AVENUE (A PRIVATE STREET), SAID WEST LINE BEING 236.93 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3; THENCE WEST, ALONG SAID NORTH LINE OF W. 47TH STREET, 332.31 FEET TO AN INTERSECTION WITH A LINE 95.38 FEET WEST OF AND PARALLEL WITH SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 3; THENCE NORTH, ALONG SAID PARALLEL LINE, 305.55 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH, ALONG SAID PARALLEL LINE, 20.00 FEET TO A LINE THAT IS 358.55 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3; THENCE EAST, ALONG SAID PARALLEL LINE, 332.31 FEET TO AFORESAID WEST LINE OF S. KOLIN AVENUE; THENCE SOUTH, ALONG SAID WEST LINE, 20.00 FEET TO A LINE THAT IS 338.55 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3; THENCE WEST, ALONG SAID PARALLEL LINE, 332.31 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PIN: Part of 19-03-400-193-0000

ADDRESS: North of and adjacent to 4340 W. 47th Street, Chicago, IL 60632

Exempt Under Provisions of Paragraph L
Section 4, Real Estate Transfer Tax Act.

12/19/22 M. Maxwell
Date Buyer, Seller Representative

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Exhibit B

Permitted Exceptions

Real estate taxes for 2022 and subsequent years.

Acts done or suffered by Grantee.

H 16. Rights of Public or Quasi Public Utilities in and to those parts of the land formerly private alleys for maintenance therein of poles, conduits, sewers, etc.

I 17. Boundary Agreement, dated October 31, 1988 and recorded November 3, 1988 as Document Number 88507888, relating to an iron guard rail situated on the Lot line between the property of said parties, and the covenants, conditions and provisions therein.
(affects the land and other property)

J 18. Right of Way Easement for the construction, reconstruction, operation, maintenance, repair and renewal of railroad tracks, switches, turnouts and all necessary appurtenances upon, over, along and across the land and other property, as reserved in Deed recorded September 4, 1958 as Document Number 17307420.
(affects the land and other property)

K 19. Easement for Railroad purposes, reserved in Deed recorded March 17, 1949 as Document Number 14514647, as to the terms and conditions as therein contained.
(affects the land and other property)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12/19/2022

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

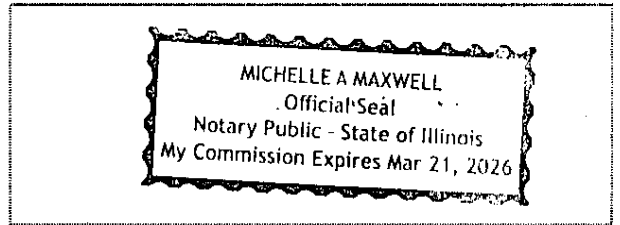
Michelle Maxwell

By the said (Name of Grantor): C. Groellen

On this date of: 12/19/2022

NOTARY SIGNATURE: Michelle Maxwell

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12/19/2022

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

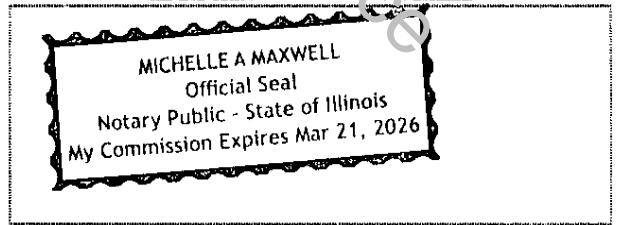
Michelle Maxwell

By the said (Name of Grantee): C. Groellen

On this date of: 12/19/2022

NOTARY SIGNATURE: Michelle Maxwell

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)