This instrument was prepared by: Bruce J. Waldman

Cohen, Salk & Hoffman, PC 630 Dundee Road, Suite 120

Northbrook, IL 60062

After recording return to: Charles F. Morrissey Morrissev & 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 50632



loc# 2236440011 Fee \$88.00

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

AREN A. YARBROUGH

OOK COUNTY CLERK

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

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 CHICADO, ILLINOIS U

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 Gran ee, 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 Durage 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, YL 69532

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 acknowledges 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

<sup>\*</sup> Total does not include any applicable penalty or interest due.

F	REAL ESTATE	TRANSFER TA	X	19-Dec-2022
-		Contract of the Contract of th	COUNTY:	25.00
			ILLINOIS:	50.00
•			TOTAL:	<b>75.0</b> 0
! -	10.03.400	103.0000	20221201604090 1 1-4	199-864-400

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## **UNOFFICIAL COPY**

IN WITNESS WH	REOF, said Grantor has caused its name to be executed	as of this <u>//</u> day of
December, 2022.		<i>(</i> )
	SSN GROUP LLC, an Illinois lim	ited liability company
	11/1/1/Ma Stale	
	By: <b>Y</b> ////////////////////////////////////	AM
	Mark A. Herman, Manager	
	· / / /	<i>f</i>
	·	
	ACKNOWLEDGMENT	
STATE OF LL NOIS	)	
	) SS	
COUNTY OF COOK	)	

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 o ficer, 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 1 day of December, 2022

My Commission Expires: 1-29-26

otary Public

BRUCE J. WALDMAN OFFICIAL SEAL Notary Fublic, State of Illinois My Contribsion Expires January 29, 2026

### **UNOFFICIAL COPY**

### 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. 477'A STREET, 332.31 FEET TO AN INTERSECTION WITH A LINE 95.38 FEET WEST OF AND PACALLEL WITH SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 3; THENCE NOPTH, 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 2. THENCE EAST, ALONG SAID PARALLEL LINE, 332.31 FEET TO AFORESAID WEST LILIE 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 SOUT'I LINE OF SAID SECTION 3; THENCE WEST, ALONG SAID PARALLEL LINE, 332.31 FEE? 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 50632

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

Date Buyer, Seller Representative

### **UNOFFICIAL COPY**

#### 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, switched, 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, rese ved in Deed recorded March 17, 1949 as Document Number 14514647, as to the terms and conditions as the ein contained.

(affects the land and other property)

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# **UNOFFICIAL COPY**

#### PLAT ACT AFFIDAVIT

ST	TATE OF ILLINOIS }
CO	SS PUNTY OF COOK }
at_	resides herman, Manager of SSN Group LLC , being duly sworn on oath, states that H/2 resides which will be attached deed is not in olation of 765 ILCS 205/1 for one of the following reasons:
1.	Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
	OR the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2.	The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3.	The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4.	The sale or exchange of parcels of lar d between owners of adjoining and contiguous land.
5.	The conveyance of parcels of land or intere its therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
6.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7.	The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impress d with public use.
8.	Conveyances made to correct legal descriptions in prior conveyances.
9.	The sale or exchange of parcels or tracts of land existing on the date of the an enditory Act into no more than two parts and not involving any new streets or easements of access.
CIR	RCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.
Aff	fiant further states that HK makes this affidavit for the purpose of inducing the Recorder of Deed of Cook County Illinois, to cept the attached deed for recording.  WALL A. HIGH AN MANAGER DE
SUI	BSCRIBED AND SWORN TO before me 455 W GROSP LLE
this	14 day of Macanage , 2022.
7	Notary Public
<i>[</i>	BRUCE J. WALDMAN OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires January 29, 2026

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## **UNOFFICIAL COPY**

#### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown

#### **GRANTOR SECTION**

NOTARY SIGNATURE:

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: 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: By the said (Name of Grantor): On this date of: MICHELLE A MAXWELL . Official Seal **NOTARY SIGNATURE:** Notary Public - State of Illinois My Commission Expires Mar 21, 2026 **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 Illing's, 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: SIGNATURE BRANTEE or AGENT GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the Subscribed and sworn to before me, Name of Notary Public; By the said (Name of Grantee): MICHELLE A MAXWELL On this date of: < Official Seal Notary Public - State of Illinois

#### 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)

y Commission Expires Mar 21, 2026