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THIS INSTRUMENT
PREPARED BY:
Eliyahu Morgenstern
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

Doc#: 2300541250 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2023 02:51 PM Pg: 1 of 4

Dec ID 20221101600540
ST/CO Stamp 2-108-249-424 ST Tax \$2,600.00 CO Tax \$1,300.00
City Stamp 1-639-945-552 City Tax: \$27,300.00

AFTER RECORDING
RETURN TO:
Larry Chambers
3856 Oakton St.
Skokie, IL 60076

MAIL TAX BILLS TO:
Cagan Management Group, Inc.
3856 Oakton St., Ste. 100A
Skokie, Illinois 60076

41072889(1/3)


SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of the 29 day of November, 2022, is given by **Milwaukee-Sunnyside, LLC**, an Illinois limited liability company having an office located at 4503 N. Milwaukee, Fl. 2, Chicago, Illinois 60630 ("Grantor"), to **Bronze to Gold LLC**, an Illinois limited liability company, as to an undivided 25% interest and **Milwaukee 4501 Investors LLC**, an Illinois limited liability company, as to an undivided 75% interest (individually and collectively, "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "Property").



TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to real estate taxes and assessments not yet due and payable, existing leases and rights of tenants thereunder, covenants, conditions, easements and agreements or record and for Permitted Exceptions shown on Exhibit "B" attached hereto.

[Signatures on Following Page]

REAL ESTATE TRANSFER TAX	01-Dec-2022
 CHICAGO:	19,500.00
CTA:	7,800.00
TOTAL:	27,300.00 *

13-16-218-006-0000 | 20221101600540 | 1-639-945-552

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

REAL ESTATE TRANSFER TAX	01-Dec-2022
 COUNTY:	1,300.00
 ILLINOIS:	2,600.00
TOTAL:	3,900.00

13-16-218-006-0000 | 20221101600540 | 2-108-249-424

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

MILWAUKEE-SUNNYSIDE LLC,
an Illinois limited liability company

By: [Signature]
Name: Roy Blavvise
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Roy Blavvise personally known to me, as Manager of Milwaukee-Sunnyside, LLC, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of November, 2022.



[Signature]
Notary Public
My Commission Expires:
06.25.2024

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Exhibit "A" **Legal Description**

LOTS 8 AND 9 IN BLOCK 8 IN SUNNYSIDE ADDITION TO JEFFERSON PARK, BEING A SUBDIVISION OF PART OF LOT 5 AND THE SOUTH 1/2 OF LOT 4 LYING NORTHEAST OF MILWAUKEE AVENUE; ALSO THAT PART OF LOT 2 LYING SOUTHWEST OF THE RAILROAD OF THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 13-16-218-006-0000; 13-16-218-005-0000

Commonly known as: 4501 & 4503 N Milwaukee Ave., Chicago, Illinois 60630

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Exhibit "B" Permitted Exceptions

1. TAXES FOR THE YEAR 2022 NOT YET DUE AND PAYABLE.
2. EXISTING UNRECORDED LEASES, IF ANY.
3. AGREEMENT AUGUST 16, 1911 AND RECORDED SEPTEMBER 7, 1911 IN BOOK 11532 PAGE 472 AS DOCUMENT NO.4824955 OF SUYDAM O. STONE WITH JAMES E. WHARF AND EUGENE C. WHARF RELATING TO A PARTY WALL ON THE DIVIDING LINE BETWEEN LOT 8 AFORESAID AND LOT 9 IN BLOCK 8 AFORESAID AND AS MODIFIED BY AN AGREEMENT BETWEEN SUYDAM O. STONE AND MORRIS RAWITSCH AND LAURA B. RAWITSCH DATED JUNE 17, 1912 AND RECORDED JULY 21, 1913 AS DOCUMENT NO. 5230099. (AFFECTS LOT 8).
4. BUILDING LINE AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 4784810 AFFECTING LOT 9.
5. VIOLATION OF THE BUILDING LINE NOTED ABOVE BY THE 3 STORY BRICK BUILDING BY APPROXIMATELY 30 FEET, AS DISCLOSED BY PRIOR TITLE EVIDENCE (AFFECTS LOT 9).
6. PARTY WALL AGREEMENT RECORDED SEPTEMBER 7, 1911 AS DOCUMENT NO. 4824955 AFFECTING LOT 9.