

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2302045234 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2023 02:54 PM Pg: 1 of 2

Dec ID 20230101633911  
ST/CO Stamp 0-195-795-792 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 0-318-511-952 City Tax: \$2,415.00

GIT

410741546 1/5

THE GRANTOR, Harding Partners III LLC, an Illinois limited liability company of the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby GRANT, BARGAIN, SELL AND CONVEY to grantee, Lawndale Realty 3 LLC, a <sup>Wyoming</sup> limited liability company, (GRANTEE'S ADDRESS) 8140 S. Octavia, Prologis, Illinois 60455 of the County of Cook, all interest in the following described land and the improvements thereon situated in the County of Cook in the State of Illinois, legally described as follows:

PARCEL 1:

LOT 26 IN BLOCK 2 IN SANGER'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 44 AND THE WEST 1/2 OF LOT 43 IN THE SUBDIVISION OF LOT 8 OF HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 25-03-308-024-0000 (Parcel 1) 20-31-129-046-0000 (Parcel 2)  
Address(es) of Real Estate: 61 E. 92<sup>nd</sup> Street, Chicago, IL 60619 (Parcel 1) & 2136 W. 43<sup>rd</sup> Street, Chicago, IL 60620 (Parcel 2)

Together with all and singular the hereditaments and appurtenances thereto: to have and to hold the same, with the appurtenances thereto, forever, subject to following matters:  
Covenants, conditions and restrictions of record, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023

Dated the 18 day of JANUARY, 2023.

Harding Partners III, LLC an Illinois limited liability company

By: Harding Partnership LLC, an Illinois limited liability company, Managing Member

By: HP Manager LLC, an Illinois limited liability company, its Manager

By Brian Ploszaj  
Brian Ploszaj a/k/a Brian Ploszaj  
Its Authorized Agent

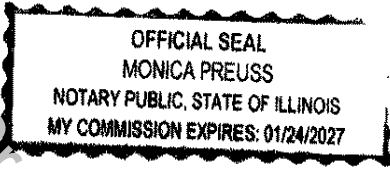
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Brian Ploszaj a/k/a Brian Ploszay personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Agent he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of January 2023

Monica Preuss (Notary Public)



Prepared By: John Janczur  
19 S. La Salle Street, Suite 1201  
Chicago, IL 60603

Mail To:

LAWNOMER BEDDING LLC  
8140 S. DELAVIA  
BRIDGEVIEW, IL 60455

Name & Address of Taxpayer:

REAL ESTATE TRANSFER TAX		19-Jan-2023
	CHICAGO:	1,725.00
	CTA:	690.00
	<b>TOTAL:</b>	<b>2,415.00 *</b>
25-03-308-024-0000   20230101633911   0-318-511-952		

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

REAL ESTATE TRANSFER TAX		19-Jan-2023
	COUNTY:	115.00
	ILLINOIS:	230.00
	<b>TOTAL:</b>	<b>345.00</b>
25-03-308-024-0000   20230101633911   0-195-795-792		