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1083 pm

Prepared by:
Mary Jane Judy, Esq.
Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, MO 64112

After Recording return to:
Andy's Frozen Custard
211 E. Water Street
Springfield, MO 65806
Attention: Ashley Schuette



Doc# 2308757001 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/28/2023 09:15 AM PG: 1 OF 5

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

(Illinois)

This SPECIAL WARRANTY DEED is made this 15th day of March, 2023, by 6366 S. Archer LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 2211 N. Elston Ave., Suite 400, Chicago, IL 60614, to Andy's Frozen Custard Stores, LLC, an Illinois limited liability company having an address of 211 E. Water Street, Springfield, MO 65806 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

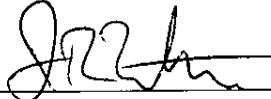
This conveyance is made and accepted subject only to liens for taxes, assessments and governmental charges not yet due and payable or due and payable but not yet delinquent; easements, restrictions, declarations, reservations, and all other matters of record (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

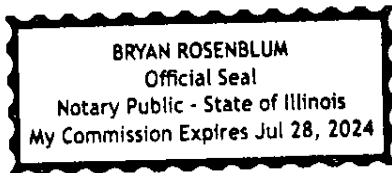
6366 S. ARCHER LLC,
an Illinois limited liability company

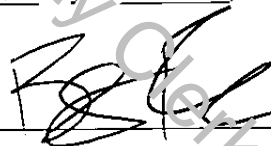
By: 
Name: James R. Troutman
Title: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, BRYAN ROSENBLUM a notary public in and for said County, in the State aforesaid, do hereby certify that James R. Troutman personally known to me to be the Manager of 6366 S. Archer 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 severally acknowledged that as such authorized signatory of such limited liability company, he signed and delivered the said instrument pursuant to authority given by the operating agreement of such limited liability company, as his free and voluntary act and as the free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of MARCH 2023.




Notary Public

My Commission expires: 07/28/2024

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Exhibit A

LEGAL DESCRIPTION

LOTS 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 19 IN BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER (EXCEPT THE EAST HALF OF THE EAST HALF THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6366 S. Archer Avenue, Chicago, Illinois

PERMANENT TAX INDEX NUMBER: 19-08-324-062-0000

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		24-Mar-2023
CHICAGO:		9,000.00
CTA:		3,600.00
TOTAL:		12,600.00 *



19-08-324-062-0000 | 20230301681492 | 1-543-809-232

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-Mar-2023



COUNTY:
ILLINOIS:
TOTAL:

600.00
1,200.00
1,800.00

19-08-324-062-0000

20230301681492 | 2-053-417-168