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Doc# 2310913032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2023 10:54 AM Pg: 1 of 5

Dec ID 20230401693350
ST/CO Stamp 1-944-784-080 ST Tax \$1,800.00 CO Tax \$900.00
City Stamp 1-324-747-984 City Tax: \$18,900.00

CHI 2207467LD 1/20/24

Special Warranty

**PREPARED BY AND WHEN
RECORDED**

RETURN TO:

Robert E. Harig
Robbins DiMonte, Ltd.
216 Higgins Rd.
Park Ridge, IL 60068

**SEND ALL SUBSEQUENT TAX
BILLS TO:**

LHH Real Estate LLC
9160 South Green Street
Chicago, IL 60620

RECORDER'S STAMP

SPECIAL WARRANTY DEED

REPUBLIC PACKAGING CORP, a Delaware corporation (the "*Grantor*"), of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the recent and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto LHH Real Estate LLC, an Illinois limited liability company (the "*Grantee*"), certain land located in the City of Chicago, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "*Property*").

Common Address: 9160 South Green Street Chicago, IL

Permanent Index Number(s): 25-05-404-011-0000

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs and assigns, against every person whomsoever lawfully

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claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

[The balance of this page intentionally left blank. Signature Page follows.]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 13 day of April, 2023.

REPUBLIC PACKAGING CORP. a Delaware corporation

By: *Patrick C. Corcoran*
Name: Patrick C. Corcoran
Title: President

STATE OF IL §
COUNTY OF Will §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Patrick Corcoran, in his capacity as President of **REPUBLIC PACKAGING CORP.**, a Delaware corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said limited liability company, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of April 2023.

Matthew Herring
Notary Public



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EXHIBIT A

PROPERTY

THAT PARTS OF VACATED LOTS, BLOCKS, STREETS AND ALLEYS IN CENTRAL ADDITION TO SOUTH ENGLEWOOD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SOUTH GREEN AND WEST 92ND STREETS, BEING THE SOUTHEAST CORNER OF BLOCK 1 IN SAID ADDITION, THENCE NORTH ALONG THE WEST LINE OF SOUTH GREEN STREET 629.75 FEET MORE OR LESS TO THE SOUTH LINE EXTENDED WEST OF WEST 91ST STREET AS SAID WASHINGTON HEIGHTS HEREINAFTER DESCRIBED; THENCE WEST ALONG SAID EXTENDED LINE 284.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH GREEN STREET 629.75 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID WEST 92ND STREET; THENCE EAST ALONG SAID NORTH LINE OF STREET 284.0 FEET TO THE POINT OF BEGINNING; SAID CENTRAL ADDITION BEING A RESUBDIVISION OF BLOCKS 2, 3, 4, 5, 6, 7, AND 8 OF HALSTED STREET ADDITION TO WASHINGTON HEIGHTS IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN COOK COUNTY, ILLINOIS.

property address: 9160 S Green St, Chicago IL 60602

PIN#25-05-404-011-0000

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

Real estate taxes and assessments not yet due or payable

The terms of any applicable laws, ordinances or other legal requirements

Such other matters that are consented to or created by Grantee or Grantee's agents, representatives or employees.

Matter disclosed by the plat of survey by Carradus Land Survey, Inc., dated December 13, 2022, number 38038-AL which notes the following: Encroachment of the fence located mainly on the land onto property west and adjoining by 1.3 feet to 2.75 feet and onto property north and adjoining by 1.25 feet.

Environmental disclosure document(s) for transfer of real property appear of record which was recorded on July 17, 1995 and is recorded as document number: 95439399.