

# UNOFFICIAL COPY



\*2311055048D\*

Doc# 2311055048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2023 03:12 PM PG: 1 OF 4

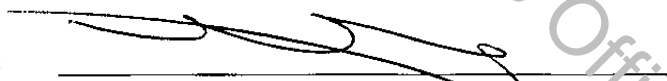
## WARRANTY DEED

DL 4901 S MICHIGAN LLC, an Illinois limited liability company, having an address of 5923 S. Wentworth, Chicago, IL 60621, (hereinafter referred to as "Grantor"), hereby CONVEYS AND WARRANTS to 4901 S MICHIGAN AVE LLC, a Delaware limited liability company, having an address of 1950 60<sup>th</sup> St., Brooklyn, NY 11204 (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits) for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, that certain tract of land in Cook County, Illinois, more particularly described on Exhibit A hereto, together with all buildings, improvements and fixtures thereon, and all easements, rights, privileges, servitudes, tenements, hereditaments and appurtenances thereunto belonging or appertaining, subject only to those matters set forth on Exhibit B hereto.


In witness whereof, each of the parties comprising Grantor has caused its partnership name and seal to be hereunto affixed by its duly authorized general partner, this 20<sup>th</sup> day of April, 2023.

DL 4901 S MICHIGAN LLC, an Illinois limited liability company  
 By: DeLee Holdings, LLC, an Illinois limited liability company  
 its Manager

By:



  
 TYLER DeROO, Manager of DeLee Holdings, LLC

23GSA260291ANA  
 Ltm 1013

REAL ESTATE TRANSFER TAX		20-Apr-2023
	CHICAGO:	19,500.00
	CTA:	7,800.00
	<b>TOTAL:</b>	<b>27,300.00 *</b>

20-10-114-001-0000 | 20230401600930 | 0-856-673-488

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

REAL ESTATE TRANSFER TAX		20-Apr-2023
	COUNTY:	1,300.00
	ILLINOIS:	2,600.00
	<b>TOTAL:</b>	<b>3,900.00</b>

20-10-114-001-0000 | 20230401600930 | 1-930-415-312

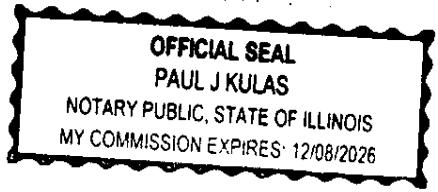
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State of Illinois            )  
   )  
 County of Cook            )            ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tyler DeRoo personally known to me to be the Manager of DeLee Holdings, LLC, an Illinois limited liability company, Manager of DL 4901 S Michigan LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the LLC, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes set forth therein.

Commission expires: 12-8-2026

*Paul J. Kulas*  
 \_\_\_\_\_  
 Notary Public



Upon recording, please return deed to:

James A. Erwin, Esq.  
 4043 N. Ravenswood Ave., Suite 208  
 Chicago, IL 60613

Future tax bills should be sent to:

4901 S Michigan Ave LLC  
 1950 60<sup>th</sup> St.  
 Brooklyn, NY 11204

This instrument has been prepared by:

Law Offices of Kulas & Kulas, P.C.  
 2329 W. Chicago Avenue  
 Chicago, IL 60622

Property of Cook County Clerk's Office

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**EXHIBIT "A"**  
**TO**  
**WARRANTY DEED**  
**LEGAL DESCRIPTION**

LOTS 47 AND 48 IN BLOCK 1 IN DERBY'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

P.I.N.: 20-10-114-001-0000

PROPERTY ADDRESS: 4901 S. Michigan Ave., Chicago, IL 60615

Property of Cook County Clerk's Office

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**EXHIBIT "B"**  
**TO**  
**WARRANTY DEED**  
**PERMITTED EXCEPTIONS**

1. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
2. Encroachment of the building located mainly on the Land over and onto the property North of and adjoining by approximately 0.3 to 0.4 Feet and onto the property South and adjoining by approximately .22 Feet, as shown on Plat of Survey Number 03-66252 Prepared by Professionals Associated Survey, Inc. dated December 23, 2003 and last revised November 23, 2012, as disclosed by prior title evidence.
3. Encroachment of the fence and concrete walk located mainly on the Land over and onto the property North of and adjoining by approximately 7.00 to 7.50 Feet, and West and adjoining by approximately 0.48 Feet, as shown on Plat of Survey Number 03-66252 Prepared by Professionals Associated Survey, Inc. dated December 23, 2003 and last revised November 23, 2012, as disclosed by prior title evidence.
4. Encroachment of the concrete steps located mainly on the Land over and onto the property North of and adjoining by an undisclosed amount, as shown on Plat of Survey Number 03-66252 Prepared by Professionals Associated Survey, Inc. dated December 23, 2003 and last revised November 23, 2012, as disclosed by prior title evidence.
5. Encroachment of the open porch and building located mainly on the Land onto the property South and adjoining by approximately 0.22 Feet by the building and 0.18 Feet for the open porch, as shown on Plat of Survey Number 03-66252 Prepared by Professionals Associated Survey, Inc. dated December 23, 2003 and last revised November 2012, as disclosed by prior title evidence.
6. Rights, if any, of public and quasi-public utilities in the Land to maintain sewer manhole as disclosed by a survey prepared by Professionals Associated Survey, Inc., dated November 27, 2012, order No. 03-66252, as disclosed by prior title evidence.