

UNOFFICIAL COPY

Doc#: 2315606104 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/05/2023 10:35 AM Pg: 1 of 5

This instrument was prepared by:

Loukas D. Kozonis, Esq.
Kozonis Law, Ltd.
4849 N. Milwaukee Avenue, Ste 300
Chicago, Illinois 60630

Dec ID 20230501634483

ST/CO Stamp 0-341-809-872 ST Tax \$1,775.00 CO Tax \$887.50

City Stamp 1-545-181-904

and after recording, return to:

Chico & Nunes, PC
333 W. Wacker Drive
Chicago, IL 60606
Attention: Larry Adelson

Mail subsequent Tax Bills to:

Team Pioneros, LLC
1425 South 55th Court
Cicero, Illinois 60804

CC# 230091140

SPECIAL WARRANTY DEED

PIONEER PLAZA LLC, an Illinois limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **TEAM PIONEROS, LLC**, an Illinois limited liability company ("Grantee") having an address of 1425 South 55th Court, Cicero, Illinois 60604, all the following real property situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect said premises and the use and improvement thereof; leases, if any, and the matters set forth in EXHIBIT B attached hereto and made a part hereof ("Permitted Exceptions"), and not otherwise. Further, said premises shall be encumbered by certain use restrictions as described and set forth in EXHIBIT C attached hereto and made a part hereof.

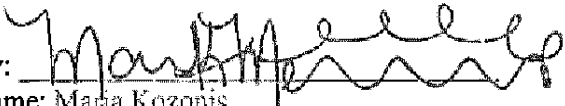
Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 31st day of May, 2023.

GRANTOR:

PIONEER PLAZA LLC,
an Illinois limited liability company

By: 
Name: Maria Kozonis
Title: Manager

By: 
Name: Loukas D. Kozonis
Title: Manager

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On May 31, 2023, before me a Notary Public, personally appeared Maria Kozonis and Loukas D. Kozonis, Managers of Pioneer Plaza LLC, an Illinois limited liability company, who proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

 (SEAL)
Notary Public Signature



UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

LOTS 24 THROUGH 27, INCLUSIVE, ALL IN BLOCK 25 IN GARFIELD, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4006 West North Avenue,
Chicago, Illinois

Permanent index Noa.: 13-34-430-034-0000; and
13-34-430-035-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

1. Real estate taxes and assessments, both general and special, not yet due and payable;
2. Matters disclosed by survey prepared by United Survey Service, LLC dated March 13, 2018 as File No. 2018-25809;
3. Agreed order of permanent injunction entered in case 16MI403754;
4. Ordinance designating the building as a Chicago landmark recorded August 20, 2012 as Document No. 1223322116;
5. Such other matters as to which the title insurer commits to insure Grantee against loss or damage;
6. All applicable federal, state, county, and municipal laws, ordinances, and regulation; and
7. Acts of Grantee

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT C TO SPECIAL WARRANTY DEED USE RESTRICTIONS

The owner of said premises shall not operate, sell, lease or allow the operation, sale or lease of said premises as or for a banking use, medical/medical office use, or drugstore use for a period of twenty (20) years from the recording of this deed ("Use Restrictions") without first obtaining Grantor's, or its successors or assigns, prior written consent which shall be at Grantor's sole and absolute discretion.

The Use Restrictions set forth above shall run with the land and bind title to said premises for such twenty (20) year period, and Grantee, its successors and/or assigns shall further incorporate the Use Restrictions by reference in any conveyance or leasehold estate of all or any portion of said premises.

Property of Cook County Clerk's Office