

Record and return to:  
Madison Title Agency LLC  
1125 Ocean Avenue  
Lakewood, NJ 08701  
MTA 196508E

UNOFFICIAL COPY

This instrument was prepared by:

Gutnicki LLP  
4711 Golf Road, Suite 200  
Skokie, IL 60076  
Attn: Jeremy Meisel

After recording mail to:

Gutnicki LLP  
4711 Golf Road, Suite 200  
Skokie, IL 60076  
Attn: Jeremy Meisel



Doc# 2315957021 Fee \$59.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 06/08/2023 03:04 PM PG: 1 OF 5

For Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and effective this 2 day of June, 2023, by and between MS 87<sup>th</sup> Street, LP, a Delaware limited partnership ("Grantor"), with a mailing address of 8701 East 116<sup>th</sup> Street, Suite 260, Fishers, Indiana 46038, and 87<sup>th</sup> Street Property Holdings, LLC, an Illinois limited liability company ("Grantee"), with a mailing address of 3450 Oakton St., Skokie, Illinois.


WITNESSETH, that Grantor, possessing the entirety of the interest in the property, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto Grantee the following described real estate, situated in the County of Cook and State of Illinois and known and described as follows:

See Exhibit A attached hereto and made part hereof.

COMMONLY KNOWN AS: 2940 West 87<sup>th</sup> Street, Chicago, Illinois 60652



PERMANENT REAL ESTATE INDEX NOS.: 19-36-322-011-0000; 19-36-322-012-0000; 19-36-322-013-0000; 19-36-322-014-0000; 19-36-322-015-0000; 19-36-322-016-0000; 19-36-322-017-0000; 19-36-322-018-0000

SUBJECT ONLY TO: (a) the liens of real estate taxes that are not yet due and payable as of the date hereof; (b) the rights of residents in possession; and (c) matters created by, through or under Grantee and (d) those matters set forth on Exhibit B, attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

REAL ESTATE TRANSFER TAX	07-Jun-2023
 CHICAGO:	105,600.00
CTA:	42,240.00
<b>TOTAL:</b>	<b>147,840.00 *</b>

19-36-322-011-0000 | 20230501629683 | 0-842-644-176

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

REAL ESTATE TRANSFER TAX	08-Jun-2023
 COUNTY:	7,040.00
 ILLINOIS:	14,080.00
<b>TOTAL:</b>	<b>21,120.00</b>

19-36-322-011-0000 | 20230501629683 | 1-942-158-032

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TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor hereby covenanting that it has good and lawful authority to sell and convey the real estate, free and clear of all liens and encumbrances other than the Permitted Exceptions, and Grantor does hereby bind themselves and their successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming by, through or under Grantor, subject, however, to the Permitted Exceptions.

[Signature Pages Follow]

Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Chicago, County of Cook, State of Illinois.

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN WILBERT L. SIEVER'S SUBDIVISION OF THE WEST 15 ACRES OF THE EAST 35 ACRES OF THE SOUTH 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 36 (EXCEPT ALL THAT PART OF SAID WEST 15 ACRES, WHICH LIES WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36) ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 16, 1953 AS DOCUMENT 15568363 IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATION: Being Parcel No(s). 19-36-322-011-0000, 19-36-322-012-0000, 19-36-322-013-0000, 19-36-322-014-0000, 19-36-322-015-0000, 19-36-322-016-0000, 19-36-322-017-0000 and 19-36-322-018-0000, of the City of Chicago, County of Cook.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Rights of residents of the facility on the Land pursuant to the terms of unrecorded residency agreements, if any.
2. The second installment of the 2022 real estate taxes and subsequent tax years not yet due and payable.
3. Easement made by August Sievers' Sons Company to Commonwealth Edison Company and Illinois Bell Telephone Company dated October 21, 1958 and recorded January 5, 1959 as Document No. 17419933.
4. Survey prepared by Brian Fischer of CreSurveys dated 9/22/2022, last revised \_\_\_\_\_, discloses the following:
  - a. Public alley encroaches over the northerly property line;
  - b. Rights of others, both public and private, in and to overhead wires, drains, inlets, manholes and any other utility equipment on or crossing the premises;
  - c. Fences do not coincide with easterly property line.