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00418740128K

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SPECIAL WARRANTY DEED Statutory (ILLINOIS)

THE GRANTOR,
Third Avenue Investments, LLC, a
California limited liability company
for the consideration of Ten and 00/100ths
(\$10.00) DOLLARS, and for good and
other valuable consideration in hand paid,
SELLS, DEMISES and CONVEYS to
C2K Franklin, LLC, an Illinois limited
liability company,
("Grantee") all interest in the following
described Real Estate situated in the
County of Cook in the state of Illinois, to
wit:

Doc#: 2317146139 Fee: \$98.00
Karen A. Yarbrough Cook County Clerk
Date: 06/20/2023 11:56 AM Pg: 1 of 4
Dec ID 20230501634408
ST/CO Stamp 1-595-918-032 ST Tax \$2,650.00 CO Tax \$1,325.00
City Stamp 1-648-871-120 City Tax: \$27,825.00

SEE EXHIBIT "A" ATTACHED
HERETO.

Property Address: 868 N. Franklin Street, Chicago, IL 60610
Permanent Index Number: 17-04-437-014-0000

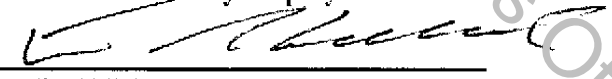
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

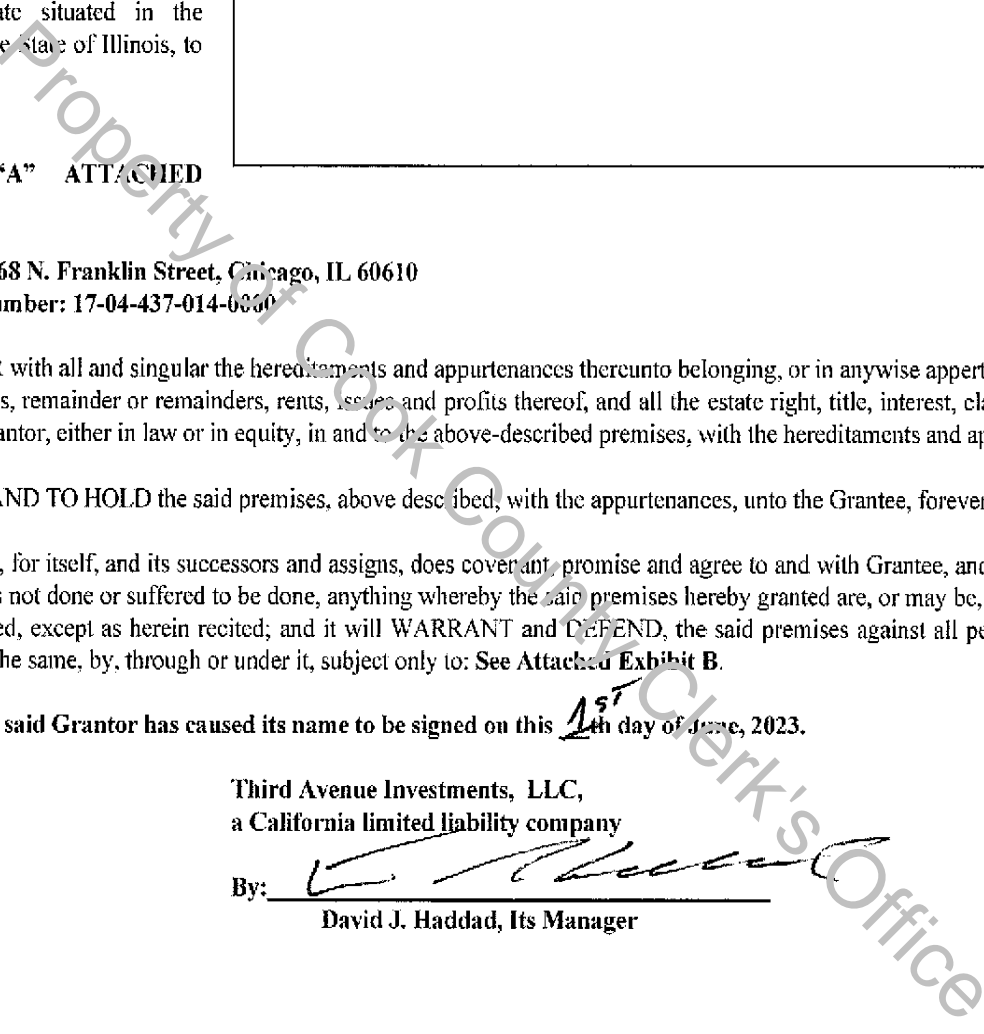
And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it will WARRANT and DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: See Attached Exhibit B.

In Witness Whereof, said Grantor has caused its name to be signed on this 1st day of June, 2023.

Third Avenue Investments, LLC,
a California limited liability company

By: 

David J. Haddad, Its Manager



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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Los Angeles }

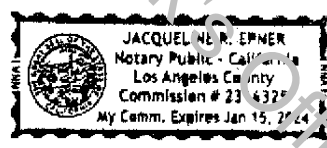
On June 1, 2023 before me, Jacqueline R Epner Notary Public,
Date (here insert name and title of the officer)

personally appeared David J Haddad

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Jacqueline R Epner (Seal)
OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

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EXHIBIT A

Legal Description

LOTS 18 AND 19 IN BLOCK 27 IN JOHNSTON, ROBERTS AND STORR'S
ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION
4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIANS, IN COOK COUNTY, ILLINOIS.

PIN Number: 17-04-437-014-0000

Common address: 868 North Franklin, Chicago, Illinois 60610

**Prepared by:
DAVID J. HADDAD
PO BOX 492480
LOS ANGELES CA 90049**

**Mail to and future tax bills to:
C2K FRANKLIN, LLC
170 W WASHINGTON ST
STE 300
CHICAGO IL 60602**

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EXHIBIT B

Permitted Exceptions to Title

- (a) General real estate taxes not due and payable at the time of Closing;
- (b) Encroachment of the canopy located mainly on the Land onto public property East and adjoining by an undisclosed amount as shown on the Survey dated December 5, 2022, last revised, prepared by Professional Association- MM Survey Co., Order No 106116;
- (c) Terms provisions and conditions as contained in the Affidavit on Facts Relating to Real Estate recorded May 20, 2013 as Document 1314013065 by Steven E. Ciaccio;
- (d) Encroachment Agreement made by MK Investment Partners, LLC and Third Avenue Investments, LLC recorded March 12, 2015 as document number 1507122056 and as shown on the Survey dated December 5, 2022, last revised, prepared by Professional Association- MM Survey Co., Order No 106116 relating to encroachment of building on Land onto the property South and adjoining;
- (e) Encroachment of the building located mainly on the Land onto public property East and adjoining by approximately 0.10 feet to 0.06 feet, more or less, as shown on the Survey dated December 5, 2022, last revised, prepared by Professional Association- MM Survey Co., Order No 106116; and
- (f) Encroachment of concrete stoop and wall over and onto the public property lying west and adjoining as shown on the Survey dated December 5, 2022, last revised, prepared by Professional Association- MM Survey Co., Order No 106116.