

UNOFFICIAL COPY

CANON 2023 1/5



23173470080

MAIL TO:
Michael Margolie
2201 Main
Suite 101
Evanston, IL 60202

Doc# 2317347008 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2023 12:08 PM PG: 1 OF 4

After Recording Return To:
Fidelity National Title (RLC)
8200 185th Street, Suite F
Tinley Park, IL 60487

FIDELITY NATIONAL
TITLE INSURANCE

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19th day of May, 2023 between 2827-39 Touhy, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and Libenu, an Illinois not for profit corporation, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAINS, SELLS AND CONVEYS unto the Grantee, and to its successors and/or assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in equity, 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 successors and assigns forever.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its, his, her or their successors and/or 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the subject Property, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements, that do not underlie the property;
3. Covenants, conditions, restrictions of record;
4. Applicable zoning and building laws, ordinances and restrictions;
5. Grantee's mortgage, and
6. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

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SC
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JP

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2827-39 Touhy, LLC

BY: *Ephraim Tatelbaum*
Ephraim Tatelbaum, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ephraim Tatelbaum, the Managers, of 2827-39 Touhy, LLC, an Illinois limited liability company personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 19 day of May, 2023

rd ch
NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 6520 N. Knox, Lincolnwood, IL 60712

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A" Legal Description

LOTS 10, 11, 12, 13 AND THAT PART OF LOT 14 LYING EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT, 6.12 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 14, (AS MEASURED ON THE NORTH LINE THEREOF) TO A POINT ON THE SOUTH LINE OF SAID LOT 14, 11.64 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14 (AS MEASURED ON THE SOUTH LINE THEREOF) IN BLOCK 1 IN LOWENMEYER'S CALIFORNIA AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-36-102-009-0000; 10-36-102-010-0000; 10-36-102-011-0000; 10-36-102-012-0000; 10-36-102-042-0000

ADDRESS OF PROPERTY: 2827-39 W. TOUHY, CHICAGO, ILLINOIS 60645

Grantees Address
Send Subsequent tax bills to:

Libenu
8052 N. Monticello
Suite 203
Skokie, IL 60076

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REAL ESTATE TRANSFER TAX 13-Jun-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX 13-Jun-2023



CHICAGO:	0.00
CTA:	4,500.00
TOTAL:	4,500.00 *

10-36-102-009-0000 | 20230601642986 | 1-145-620-176

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

Property of Cook County Clerk's Office