

2
UNOFFICIAL COPY



2317445001D

Doc# 2317445001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2023 09:19 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

Prepared By:

FOX SWIBEL LEVIN & CARROLL LLP
200 WEST MADISON STREET
SUITE 3000
CHICAGO, IL 60606

22GSC8150074P
MTM 1013

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

WCIL1 - NORTH MOBILE LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **GW TD 6300 W. NORTH LLC**, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in the City of Chicago, Cook County, Illinois and legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook County, Illinois, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

This Special Warranty Deed (this "Deed") is made without any covenant, warranty or representation by, or recourse against, Grantor except to the extent expressly provided herein. By acceptance of this Deed, Grantee specifically acknowledges that, Grantee is not relying on (and Grantor does hereby disclaim and renounce) any representations or warranties of any kind or nature whatsoever, whether oral or written, express, implied, statutory or otherwise, from Grantor, regarding or relating to (a) the operation of the Real Property or uses or merchantability or fitness of any portion of the Real Property for a particular purpose, or (b) the physical condition of the Real Property or the condition or safety of the Real Property or suitability of the Real Property for a particular purpose. Grantor hereby disclaims and, by its acceptance of this Deed Grantee hereby waives and releases, any implied or statutory warranties or guaranties of fitness, merchantability or any other statutory or implied warranty or guaranty of any kind or nature regarding or relating

UNOFFICIAL COPY

to the Real Property, including any warranty regarding the condition or status of Grantor's or Grantee's title to the Real Property, except to the extent expressly provided herein. Grantee acknowledges and agrees that the provisions of this paragraph were a material factor in Grantor's agreement to convey the Real Property to Grantee and Grantor would not have conveyed the Real Property to Grantee unless Grantor is expressly released and Grantee waives the rights as set forth in this paragraph.

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of June __, 2023 to be effective on such date.

GRANTOR:

WGIL1 - NORTH MOBILE LLC, a Delaware limited liability company

By: 

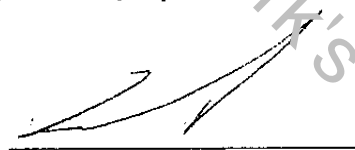
Name: Joseph F. Mastromarino

Title: President

STATE OF NY §

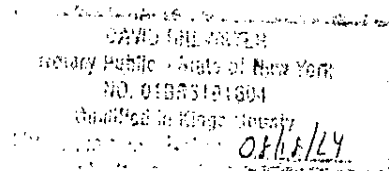
COUNTY OF NY §

On June 6, 2023 before me, the undersigned, a notary public in and for said State, personally appeared Joseph F. Mastromarino, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

 Notary Public

My Commission Expires:

08/16/24



AFTER RECORDING RETURN TO
AND SEND FUTURE TAX BILLS TO:

GW TD 6300 W. North LLC
2211 N. Elston Ave., Suite 400
Chicago, Illinois 60614

UNOFFICIAL COPY


EXHIBIT A

LEGAL DESCRIPTION

LOTS 8 TO 12 IN BLOCK 45 IN A. GALE'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 31 AND THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Tax Parcel No. 13-32-315-029-0000

Premises Address: 1606 North Mobile Avenue,
Chicago, Illinois 60639

REAL ESTATE TRANSFER TAX		15-Jun-2023
	CHICAGO:	15,000.00
	CTA:	6,000.00
	TOTAL:	21,000.00 *

13-32-315-029-0000 | 20230601639308 | 1-205-642-960

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

REAL ESTATE TRANSFER TAX		15-Jun-2023
 	COUNTY:	1,000.00
	ILLINOIS:	2,000.00
	TOTAL:	3,000.00
13-32-315-029-0000		20230601639308 0-779-527-888