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Prepared by:
Robert Dean Oldham
Pedersen & Houpt
161 N. Clark Street, Ste. 2700
Chicago, Illinois 60601

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/12/2023 03:42 PM PG: 1 OF 6

When recorded return to:
Frank J. Ponticelli, Esq.
Ponticelli & Vito
1480 Renaissance Dr., #209
Park Ridge, IL 60068

Tax Folio/Parcel Numbers:
25-29-202-013, 25-29-202-014, 25-29-202-015

1L2303297 1 of 2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of July ^{10th} 2023, by **SUBLIME I, LLC**, an Illinois limited liability company, whose address is 814 W. 120th Street, Chicago, IL 60643 (“Grantor”), to **PISCES HOLDINGS, LLC**, an Illinois limited liability company, whose addresses is 814 W. 120th Street Chicago, IL 60643 (“Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, conveyed, and sold, and does hereby grant, bargain, convey and sell unto the Grantee and the Grantee’s successors and assigns, all that certain land lying, situated and being in Cook County, Illinois, and more particularly described on Exhibit “A”, attached hereto and by this reference incorporated herein (the “Land”), and all rights, privileges, tenements, hereditaments, easements and appurtenances belonging to the Land;

TOGETHER WITH all of the Grantor’s right, title and interest in and to all buildings, structures and other improvements located on the Land, and any and all fixtures attached to or incorporated within such buildings, structures and other improvements, if any.

All of the property and property rights described above shall be referred to herein as the “Property”.

TO HAVE AND TO HOLD the Property and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor with respect to same, either in law or equity, to the proper use, benefit and behoof of the Grantee and Grantee’s successors and assigns, forever, in fee simple.

Subject to restrictions, conditions, prohibitions, covenants, easements and other matters of record or appearing on the plat or otherwise common to the subdivision (provided, however, that nothing contained herein shall be deemed to reimpose any of the foregoing); taxes for the current year and subsequent years; and applicable zoning laws, building codes and other use restrictions imposed by governmental authorities and other matters set forth on Exhibit “B” attached hereto (the “Permitted Exceptions”).

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Subject to the foregoing, the Grantor does hereby covenant with the Grantee that, at the time of the delivery of this Special Warranty Deed, the Property was free from any encumbrance made by the Grantor, and that the Grantor will specially warrant title to the Property and will defend it against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Signature Page Follows]

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF BLOCK 1 IN FIRST ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 325 FEET OF SAID BLOCK 1, LYING WEST OF THE EAST 141 FEET THEREOF, LYING WEST OF THE WEST LINE OF HALSTED STREET AS ORIGINALLY LAID OUT ON THE PLAT OF SAID SUBMISSION AND LYING EAST OF THE LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID BLOCK, 269.6 FEET EAST OF THE SOUTH WEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 325 FEET OF SAID BLOCK, 269.1 FEET EAST OF THE WEST LINE THEREOF, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2:

THAT PART OF BLOCK 1 IN FIRST ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 325 FEET OF SAID BLOCK 1, LYING WEST OF A LINE DESIGNATED AS AB FOR IDENTIFICATION DRAWN FROM A POINT ON THE SOUTH LINE OF SAID BLOCK 255.6 FEET EAST OF THE SOUTH WEST CORNER THEREOF AND RUNNING TO A POINT ON THE SOUTH LINE OF THE NORTH 325 FEET OF SAID BLOCK, 255.1 FEET EAST OF THE WEST LINE THEREOF, AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE FOLLOWING DESCRIBED RIGHT-OF-WAY: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 1, 255.6 FEET EAST OF THE SOUTH WEST CORNER THEREOF, THENCE NORTH ALONG A LINE, THE EXTENSION OF WHICH INTERSECTS THE SOUTH LINE OF THE NORTH 325 FEET OF SAID BLOCK AT A POINT 255.1 FEET EAST OF THE WEST LINE OF SAID BLOCK, FOR A DISTANCE OF 39.5 FEET TO A POINT; THENCE NORTH WESTERLY FROM SAID POINT ALONG A CURVE TANGENT TO SAID LINE WITH A RADIUS OF 243.8 FEET, A DISTANCE OF 312.46 FEET TO A POINT ON THE SOUTH LINE OF NORTH 325 FEET OF SAID BLOCK, 80.35 FEET EAST OF THE WEST LINE OF SAID BLOCK; THEN EAST ALONG SAID SOUTH LINE OF THE NORTH 325 FEET OF BLOCK 1, 39.8 FEET THENCE SOUTHEASTERLY ALONG A CURVE OF RADIUS OF 257.8 FEET CONCENTRIC WITH AND 14 FEET FROM LAST DESCRIBED CURVE A DISTANCE OF 205.45 FEET TO A POINT MARKED BY A STEEL RAIL ON THE LINE AB HERETOFORE DESCRIBED AND 123.3 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK; THENCE SOUTH ALONG SAID LINE AB, 83.8 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND

PARCEL 3:

A STRIP OF LAND FOURTEEN (14) FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE SOUTH LINE OF BLOCK ONE (1) IN THE FIRST ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE NORTH EAST QUARTER (NE¼) OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, STATE OF ILLINOIS, AS PER PLAT OF SAID SUBDIVISION RECORDED AUGUST 22, 1892, AS DOCUMENT 1721159, 262.6 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK ONE (1); THENCE

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NORTH 272.22 FEET TO A POINT IN' THE SOUTH LINE OF THE NORTH 325 FEET OF SAID BLOCK ONE (1), 262.1 FEET EAST OF THE WEST LINE OF SAID BLOCK ONE (1); (EXCEPT THE RAILROAD RIGHT-OF-WAY RUNNING FROM WEST 120TH STREET, FIRST NORTHERLY AND THENCE CURVING NORTHWESTERLY), IN COOK COUNTY, ILLINOIS.

PINs: 25-29-202-013⁰⁰⁰⁰, 25-29-202-014⁰⁰⁰⁰, 25-29-202-015-0000

Common Address: 814 W 120th Street, Chicago, IL 60643

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes, general and special, assessments or charges for the years 2022 final installment, 2023 and subsequent years, a lien, not yet due or payable.
2. Covenants and restrictions contained in deed dated October 29, 1962 and recorded November 3, 1962 as document 18644450 from the Cosmopolitan National Bank of Chicago, as trustee under Trust Number 6471 to Simon Zelden and Ethel Zelden, his wife, relating to the use of land and of buildings to be erected on thereon.
3. Environmental No Further Remediation Letter issued by the Illinois Environmental Protection Agency dated February 17, 2015, and recorded February 25, 2015, as document 1505656002.
4. Rights of tenants under existing unrecorded leases and of all parties claiming by, through or under them.

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