

# UNOFFICIAL COPY

Doc#. 2319406305 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/13/2023 01:38 PM Pg: 1 of 4

**Document Prepared By:**

Jay R. Goldberg  
Field and Goldberg, LLC  
10 South LaSalle Street, Ste 2910  
Chicago, IL 60603

Dec ID 20230701667996  
ST/CO Stamp 0-147-717-840 ST Tax \$890.50 CO Tax \$445.25  
City Stamp 1-925-185-232 City Tax: \$9,350.25

**Mail Recorded Deed To:**

Jeremy E. Reis  
Ruttenberg Gilmartin Reis LLC  
1101 W. Montrose, Suite 100  
Chicago, IL 60607

**Mail Tax Bills To:**

ZSD Kenwood LLC  
3151 N. Halsted Street  
Chicago, IL 60657

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of this 12th day of July, 2023 between **Pioneer 5104 Kenwood LLC**, an Illinois limited liability company, ("**Grantor**") of Rye, New York and **ZSD Kenwood LLC**, an Illinois limited liability company, ("**Grantee**"), having an address of 3151 N. Halsted Street, Chicago, Illinois 60603, WITNESSETH, that Grantor for, and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, the real estate situated in the County of Cook and State of Illinois, and legally described on Exhibit A attached hereto (the "**Property**");

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way 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 Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said Property as described above, with the appurtenances, unto Grantee and its successors, **FOREVER**.

And Grantor, for itself and its successors, does hereby covenant, promise and agree to and with Grantee and its successors that Grantor has not done or suffered to be done, anything whereby the said Real Estate hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and that it will **WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

**FIRST AMERICAN TITLE**  
**FILE #** 3121894

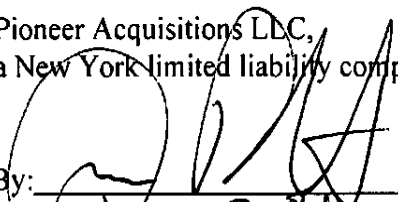
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**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the day and year first above written.

Pioneer 5104 Kenwood LLC  
an Illinois limited liability company

By: Chicago Manager LLC,  
an Illinois limited liability company, Manager

By: Pioneer Acquisitions LLC,  
a New York limited liability company

By:   
Name: James B. Peterson Jr.  
Its: Manager

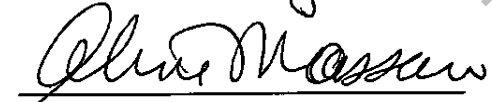
STATE OF New York )  
COUNTY OF Westchester )

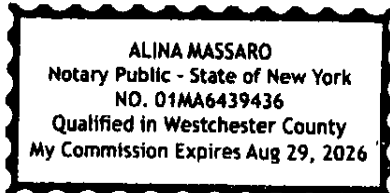
SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James B Peterson Jr, personally known to me to be a Managing Member of Pioneer Acquisitions LLC, which is the Manager of Chicago Manager LLC, which is the Manager of Pioneer 5104 Kenwood LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managing Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of July, 2023

Commission expires 8-29-26

  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 3 (EXCEPT THE NORTH 40 FEET) AND THE NORTH 15 FEET OF LOT 4, IN BLOCK 11 IN CORNELL, HIBBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 4 (EXCEPT THE NORTH 15 FEET) IN BLOCK 11 IN CORNELL, HIBBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Nos:** 20-11-401-022-0000 and 20-11-401-023-0000

**Address of Property:** 511<sup>4</sup>~~0~~-16 S. Kenwood Avenue, Chicago, Illinois 60615

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Utility easements of record;
2. General real estate taxes which are not due or payable as of the date hereof;
3. Acts done or suffered through Grantee;
4. Building line 30 feet West of the West line of Kenwood Avenue as created by Agreement recorded August 2, 1915 as document no. 5683105, and as amended by agreement recorded August 30, 1915 as document no. 5700711, and the terms and provisions contained therein.
5. Adverse encroachment of the building, located mainly on the land North of and adjoining, over and onto the subject land, as disclosed by survey dated Aug. 08, 2022 made by Robert G. Biedermann, Illinois Professional Land Surveyor No. 2802.
6. Matters disclosed by Survey dated August 08, 2022, by Robert G. Biedermann, Illinois Professional Land Surveyor No. 2802, as follows:

Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by a storm catch basin and manhole.