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SPECIAL WARRANTY DEED

Illinois Statutory
(LLC to LLC)

AFTER RECORDING MAIL TO:

Meltzer, Purtill & Steele LLC
1515 E. Woodfield Road, Suite 250
Schaumburg, IL 60173
Attn: Peter Levy

SEND SUBSEQUENT TAX BILLS TO:

Pullman Gateway, LLC, an Illinois limited
liability company
1000 E. 111th St., 10th Floor
Chicago, IL 60628

Doc#: 2320816027 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 10:17 AM Pg: 1 of 4

Dec ID 20230601648646
ST/CO Stamp 1-669-244-624 ST Tax \$625.00 CO Tax \$312.50
City Stamp 1-069-835-984 City Tax: \$6,562.50

Above space for Recorder's use only

THE GRANTOR; **SOUTHERN CAPITAL, LLC, SERIES CORLISS AND SOUTHERN CAPITAL, LLC**, for and in consideration of Ten and No/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by the member(s) and/or manager(s) of said company, CONVEY and WARRANT to **PULLMAN GATEWAY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A

This conveyance is made and accepted subject to all matters set forth on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

Dated this 14th day of June, 2023

SIGNATURES & NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGES

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IN WITNESS WHEREOF, Seiler has signed and sealed this Special Warranty Deed on this June 14, 2023.

SOUTHERN CAPITAL, LLC, SERIES CORLISS

[Signature]

SOUTHERN CAPITAL, LLC

[Signature]

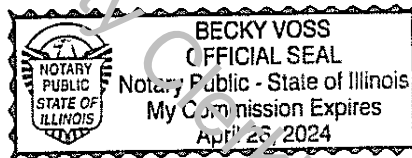
STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Becky Voss, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. Cory Faulkner, not personally but as Manager of SOUTHERN CAPITAL, LLC, SERIES CORLISS and SOUTHERN CAPITAL, LLC, being the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument on behalf of the Company as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this June 14, 2023

My commission expires on

[Signature]
NOTARY PUBLIC



IMPRESS NOTARY SEAL HERE

This instrument was prepared by:
J. Cory Faulkner
3401 N. California Ave., Second Floor
Chicago, IL 60618

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:


LOT 36 (EXCEPT THE SOUTH 150 FEET OF THE EAST 140 FEET THEREOF) IN PULLMAN INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 22 AND PART OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 23, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:



LOT 37 (EXCEPT THE NORTH 178 FEET THEREOF) IN PULLMAN INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 22 AND PART OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 23, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 11363 S Corliss Ave & 11336 S Doty Ave, Chicago, IL 60628

PIN: 25-23-104-007-0000 and 25-23-104-010-0000

REAL ESTATE TRANSFER TAX		15-Jun-2023
	CHICAGO:	4,687.50
	CTA:	1,875.00
	TOTAL:	6,562.50 *

25-23-104-007-0000 | 20230601648646 | 1-019-830-984
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		15-Jun-2023
	COUNTY:	312.50
	ILLINOIS:	625.00
	TOTAL:	937.50

25-23-104-007-0000 | 20230601648646 | 1-669-244-624

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the second installment of 2022 and year 2023, and subsequent years a lien not yet due and payable
2. Easement for the purpose of serving the Subdivision and other property with telephone and electric service as granted to the Commonwealth Edison Company and the Illinois Bell Telephone Company and their respective successors and assigns, to install, operate, maintain and remove from time to time facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals over, under, across and along and upon the surface of the property shown within the dotted lines on the Plat and marked "Easement" and the property designated on the Plat for streets and alleys, together with the right to install required service connections over, or under the surface of each Lot to serve improvements thereon, and the right to cut or trim or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given and the right to enter upon the subdivided property for all such purposes, recorded December 29, 1971 as Document No. 21761840.
3. Building lines shown on the Plat of said Subdivision recorded December 29, 1971 as Document No. 21761840 over the following: 15 feet along the Easterly and Westerly lines of Parcels 1 and 2
4. INTENTIONALLY DELETED
5. INTENTIONALLY DELETED.
6. Easement created by Grant from the Pullman Bank and Trust Company, as Trustee under Trust Agreement dated July 31, 1970 and known as Trust Number 71-80910 to the Peoples Gas Light and Coke Company, a corporation of Illinois, dated October 15, 1972 and recorded October 19, 1972 as Document No. 22090086, to construct, reconstruct, renew, replace, operate, maintain, inspect, alter, repair, abandon in place a gas main or mains or pipes and such drips, valves, fittings, meters and other equipment as may be necessary or convenient for such operations, over, through, under, along and across that part of the Land bordering the dedicated right of way and extending 10 feet wide therefrom in the direction toward the lines marked 15 feet building line, together with the right to use, from time to time, any adjoining or adjacent vacant Land of said grantor as reasonably required in the laying, construction, maintaining, operating, repairing, renewing, relaying, replacing, inspecting or removing of said gas mains or pipes, or necessary attachments, in, through or under said strips of Land; and the covenants and conditions contained therein.
7. Terms and restrictions contained in the Grant of Easement recorded December 18, 1986 as Document No. 86607677 made by Heritage Pullman Bank and Trust Company, as Trustee under Trust Agreement dated July 31, 1970 and known as Trust Number 71-80910 to Craig Kragness and Susan Kragness, their successors and assigns, an easement in and upon the South 10 feet running in a Westerly direction some 118.32 feet to Corliss Avenue for the sole purpose to construct a sanitary sewer to the Corliss area sanitary sewer from their Lot line and the right to place an electric utility line over the Land and any other utilities required for the operation of their business.