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Doc#: 2321940132 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/07/2023 02:37 PM Pg: 1 of 4

CUA12302412ALM DE 1 of 2
This instrument was prepared by:

David Fletcher

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111 E. Wacker Dr., Suite 2800

Chicago, IL 60601

Dec ID 20230701683433

ST/CO Stamp 1-761-364-432 ST Tax \$1,925.00 CO Tax \$962.50

City Stamp 1-224-493-520 City Tax: \$20,212.50

After recording return to:

Paul J. Kulas

Law Offices of Kulas & Kulas, PC

2329 W. Chicago Avenue

Chicago, IL 60622

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 28th day of July, 2023, is by and between 7234 S. CONSTANCE AVE LLC, an Illinois limited liability company, having an address of 1423 W. Belmont Ave, Unit C, Chicago, IL 60657 ("Grantor"), and RISE FUND I LLC, an Illinois limited liability company, having an address of 5923 S. Wentworth Ave., Chicago, IL 60621 ("Grantee").

WITNESSETH, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements and fixtures thereon and all rights, interests and appurtenances appertaining thereto (collectively, the "Property").

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.

[Signature page follows]

MAIL SUBSEQUENT TAX BILLS TO:

Rise Fund I LLC
182 W Lake St #1803
Chicago, IL 60601

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

7234 S. CONSTANCE AVE LLC,
an Illinois limited liability company

By: 5812 Group LLC,
a Delaware limited liability company
Its: Manager

By: [Signature]
Name: Adam Walls
Title: Manager

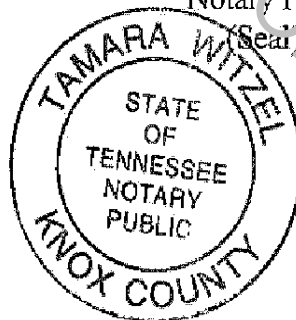
STATE OF TN)
COUNTY OF Knox)SS:

On this 20th day of July, 2023, before me, the undersigned, a Notary Public in and for the State of TN personally appeared Adam Walls to me known, who, being by me duly sworn, did depose and say that he is the Manager of 5812 Group LLC, the sole Manager of 7234 S. Constance Ave LLC, an Illinois limited liability company, and that the instrument was signed and sealed on behalf of the limited liability company, and that the foregoing acknowledged execution of the instrument to be his voluntary act and the voluntary act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My Commission Expires: 11/23/2025



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 28 AND 29 IN CHRISTOPHER COLUMBUS ADDITION TO JACKSON PARK, BEING A SUBDIVISION OF BLOCKS 4 AND 5 IN G. W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7234 S. Constance Avenue, Chicago, IL 60649

PIN: 20-25-118-001-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of taxes for the year 2022 and thereafter.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the document recorded November 18, 1890 as Document No. 1374056 which does not contain a reversionary or forfeiture clause.
4. Encroachment of the Iron Fence located mainly on the Land as disclosed by prior title evidence and described as follows:
 - (I) The iron onto the concrete walk East and adjoining by 0.21 to 0.23 feet and
 - (II) the concrete walk North and adjoining by 1.38 feet
5. Rights, if any, of public and quasi-public utilities in the Land.