

# UNOFFICIAL COPY

23-65694

**This document prepared by:**

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Karen A. Yarbrough  
Cook County Clerk  
Date: 08/16/2023 10:54 AM Pg: 1 of 3

Dec ID 20230601662109  
ST/CO Stamp 1-217-529-296 ST Tax \$900.00 CO Tax \$450.00

**After recording send to:**

628 CHIL LLC  
1350 E. Touhy Ave #120W  
Des Plaines IL 60018  
Grantee's Address

**Send subsequent tax bills to:**

628 CHIL LLC  
1350 E. Touhy Ave #120W  
Des Plaines IL 60018

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 29<sup>th</sup> day of June, 2023, by and between **GOOD TIMES HOLDINGS, LLC**, an Illinois limited liability company, whose address is 655 Deerfield Road, Suite 100-520, Deerfield, IL 60015 ("Grantor") and **628 CHIL LLC**, an Illinois limited liability company (the "Grantee").

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor **CONVEYS AND QUIT CLAIMS** onto the Grantee the following described real estate, situated and being in the City of Chicago Heights, County of Cook, State of Illinois:

### **SEE EXHIBIT "A" ATTACHED**

PINs: 32-19-301-008-0000  
Commonly Known As: 628 Lincoln Highway, Chicago Heights, IL 60411

**SUBJECT TO:** covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of real estate; and general real estate taxes not due and payable at the time of Closing.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**WITNESS** the signature of the Grantor the day and year first above written.

Warranty Deed

Doma Insurance Agency of Illinois  
1240 E. Diehl Road, Suite 105  
Naperville, IL 60563

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**GOOD TIMES HOLDINGS, LLC,**  
an Illinois limited liability company

By: E.R.E MANAGEMENT LLC  
Its: Manager

By: \_\_\_\_\_  
Name: Gabriel Berger  
Its: Manager

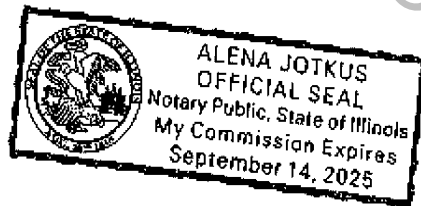
STATE OF ILLINOIS     )  
  )  
  )     ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Gabriel Berger, the Manager of E.R.E MANAGEMENT LLC, Manager of GOOD TIMES HOLDINGS, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead right.

GIVEN under my hand and notarial seal this 29 day of June, 2023.

*Alena Jotkus*  
Notary Public

My Commission Expires: 9/14/25  
(Seal)



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 40 (EXCEPT THE SOUTH 117.61 FEET THEREOF) IN HILL TOP LAND COMPANY'S SUBDIVISION OF NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 25 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF THEREOF OF LOT 40, CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION, BY DEED DATED OCTOBER 25, 1983 AND RECORDED DECEMBER 16, 1983 AS DOCUMENT 26899206, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 40; THENCE SOUTH ALONG EAST LINE OF LOT 40, A DISTANCE OF 23.0 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 14.14 FEET TO A POINT, SAID POINT BEING 13.0 FEET SOUTH OF THE NORTH LINE OF LOT 40 AND 10.0 FEET WEST OF THE EAST LINE OF LOT 40; THENCE WEST ALONG PARALLEL LINE, 13.0 FEET SOUTH OF THE NORTH LINE OF LOT 40, A DISTANCE OF 93.45 FEET TO A POINT ON THE WEST LINE OF LOT 40; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 13.0 FEET TO THE NORTHWEST CORNER OF LOT 40; THENCE EAST ALONG THE NORTH LINE OF LOT 40, A DISTANCE OF 103.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

CITY OF CHICAGO  
HIGHS. TRANSFER TAX

3600 DOLS 00 00

Property of Cook County Clerk's Office