



\*2322834001D\*

Doc# 2322834001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2023 09:32 AM PG: 1 OF 5

**This document was prepared by:**

Kristin L. Dunlap, Esq.  
HMB Legal Counsel  
500 W. Madison, Suite 3700  
Chicago, Illinois 60661

**After recording return to:**

North California LLC  
1440 N. Kingsbury, #223  
Chicago, Illinois 60642

**Mail tax bills to:**

North California LLC  
1440 N. Kingsbury, #223  
Chicago, Illinois 60642

*This space reserved for Recorder's use only.*

**SPECIAL WARRANTY DEED**

CUAI230260465  
CHASIAK 1/2

4751 N. LEAVITT LLC, an Illinois limited liability company and GHC LEAVITT LLC, an Illinois limited liability company (collectively, "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by NORTH CALIFORNIA LLC, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 15 day of August, 2023. .

**GRANTOR:**

**4751 N. LEAVITT LLC,**  
an Illinois limited liability company

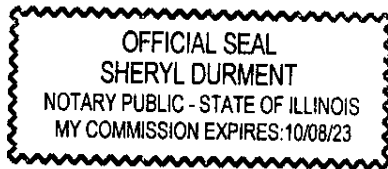
By: MO2 Manager LLC,  
an Illinois limited liability company,  
its Manager

By: \_\_\_\_\_  
Michael Motew, Manager

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Motew, as manager of MO2 Manager LLC, an Illinois limited liability company, manager of 4751 N. LEAVITT 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 in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of August, 2023.



*Sheryl Durment*  
Notary Public

REAL ESTATE TRANSFER TAX	16-Aug-2023
CHICAGO:	19,237.50
CTA:	7,695.00
<b>TOTAL:</b>	<b>26,932.50 *</b>



14-18-103-001-0000 | 20230801697603 | 1-635-681-744

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	16-Aug-2023
COUNTY:	1,282.50
ILLINOIS:	2,565.00
<b>TOTAL:</b>	<b>3,847.50</b>



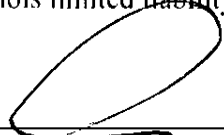
14-18-103-001-0000 | 20230801697603 | 1-114-473-936

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 14 day of August, 2023.

**GRANTOR:**

**GHC LEAVITT LLC,**  
an Illinois limited liability company

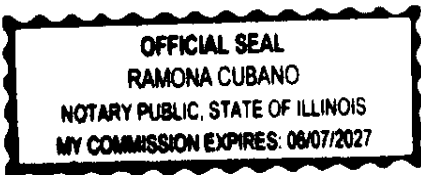
By:   
\_\_\_\_\_  
Gary H Cole, Manager

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary H. Cole, as manager GHC LEAVITT 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 in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of August, 2023.

  
\_\_\_\_\_  
Notary Public



# UNOFFICIAL COPY

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 40 in Block 3 in Thomas Lyman's Subdivision of Blocks 1, 2, 3, 4, 5, and 6 in the County Clerk's Division of the East 1/2 of the Northwest 1/4 of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

4751-4757

Property Address: 4751 N. Leavitt, Chicago, Illinois 60622

PIN: 14-18-103-001-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General real estate taxes which are not yet due and payable for 2022 2<sup>nd</sup> installment and subsequent years.
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. The land lies within the boundaries of Special Service Area No. 31 as disclosed by Ordinance recorded December 13, 2017 as Document No. 1734742006 and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
4. Encroachment of the building located mainly on the land onto public property north and adjoining by .05 feet as depicted on the survey by MM Surveying Co. dated July 5, 2016 as Job Number 87013.