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Karen A. Yarbrough  
Cook County Clerk  
Date: 08/23/2023 12:06 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

### This Instrument Prepared by:

John N. Skoubis, Esq.  
Skoubis Alikakos LLC  
1990 E. Algonquin Rd., Ste. 230  
Schaumburg, Illinois 60173

Dec ID 20230701668449  
ST/CO Stamp 1-089-614-288 ST Tax \$570.00 CO Tax \$285.00  
City Stamp 0-015-872-464 City Tax: \$5,985.00

THIS SPECIAL WARRANTY DEED, made as of the 14th day of July, 2023, between RD PROPERTY INVESTMENTS LLC, an Illinois limited liability company, of 516 N. Ogden Ave., #173, Chicago, Illinois 60642 (the "Grantor"), and NP DIVERSEY, LLC, an Illinois limited liability company of 5055 W. Diversey Ave., Chicago, Illinois 60639 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

### SEE EXHIBIT A ATTACHED HERETO

Property Index Number(s): 13-28-401-001-0000; 13-25-401-052-0000

Address of Real Estate: 5055-5059 W. Diversey Ave., Chicago, Illinois 60639

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to those matters listed on Exhibit B attached hereto and made a part hereof.

[signature page to follow]

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

**GRANTOR:**

RD PROPERTY INVESTMENTS LLC,  
an Illinois limited liability company


By:   
Roberto Diaz, Its Manager

STATE OF ILLINOIS )  
COUNTY OF COOK )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERTO DIAZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the duly authorized Manager of RD PROPERTY INVESTMENTS LLC, an Illinois limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as such duly authorized Manager.

WITNESS MY HAND AND SEAL, at office in Schaumburg, Illinois, this 14th day of July, 2023.



  
Notary Public  
My Commission Expires: \_\_\_\_\_

[SEAL]

**AFTER RECORDING MAIL TO:**

GHEOLD  
939 N. Plum Grove Road, #C  
SCHAUMBURG IL 60173

**SEND SUBSEQUENT TAX BILLS TO:**

**NP Diversey, LLC**  
**5055 W. Diversey Ave.**  
**Chicago, Illinois 60639**

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## EXHIBIT A

### Legal Description

LOTS 23 (EXCEPT THE EAST 5-1/4 INCHES) AND 24 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 9, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

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