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Doc#: 2324355121 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/31/2023 02:38 PM Pg: 1 of 4

Dec ID 20230801606589

ST/CO Stamp 1-336-890-832 ST Tax \$4,638.00 CO Tax \$2,319.00

City Stamp 1-623-119-312 City Tax: \$48,699.00

This instrument was prepared by:

Jeannie Edwards
21 N. Skokie Hwy., Ste 203B
Lake Bluff, IL 60044

After recording return to:

First American Title Insurance Company
Attn: Lisa Sweeney
30 North LaSalle Street Suite 2700
Chicago, IL 60602

Send Tax Bill to:

Walgreen Co.
Real Estate Law Department
104 Wilmot Road, MS #144G
Deerfield, Illinois 60015

For Recorder's Office Use Only

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of August 29, 2023. GRANTOR, BOND DRUG COMPANY OF ILLINOIS, LLC, an Illinois limited liability company (formerly known as Bond Drug Company of Illinois, an Illinois corporation), having an address at 104 Wilmot Road, MS #144G, Deerfield, Illinois 60015, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND TRANSFERS to ALL STAR INVESTMENT PROPERTIES INC., an Illinois corporation, as to an undivided 50.00% interest and MARKHAM ALL STAR PROPERTIES, INC., an Illinois corporation, as to an undivided 50.00% interest, as tenants in common having an address at c/o Tom Thomas, 8060 Kristo Lane, Orland Park, IL 60462 (the "Grantee"), all interest in the real property legally described on **Exhibit A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Common Address: See Exhibit A
7410 N. Clark Street, Chicago, Illinois 60626
PIN: APN: 11-30-410-038-0000
APN: 11-30-410-023-0000

The Grantor will warrant and defend the real property described above against all persons lawfully claiming by, through, or under Grantor, subject however to the matters set forth on **Exhibit B.**

Send future real estate tax bills to the address set forth above.

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

GRANTOR:

BOND DRUG COMPANY OF ILLINOIS, LLC,
an Illinois limited liability company

ML

By: _____

Name: Richard N. Steiner

Title: Director and Managing Counsel of Walgreen Co., an Illinois corporation, its Delegatee

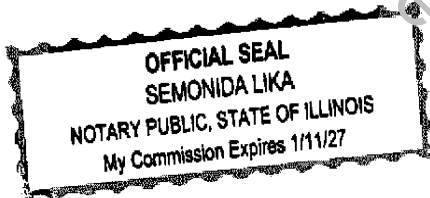
State of Illinois)
) ss.:
County of Lake)

On the 24 day of August in the year 2023 before me, the undersigned, personally appeared Richard N. Steiner, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in Deerfield, Illinois.

Given under my hand and notarial seal this 24 day of August, 2023.

Semonida Lika
Notary Public

My Commission Expires: 1/11/27



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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

BLOCK ONE IN WEBER'S ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:


LOT 2 IN BLOCK 11 IN MURPHY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



Property of Cook County Clerk's Office

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Exhibit B PERMITTED EXCEPTIONS

1. General ad valorem real estate taxes and assessments not yet due and payable.
2. The Leased Premises lies within the boundaries of Special Service Area Number 24 as disclosed by ordinance recorded as document 1336426070 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. The Leased Premises lies within the boundaries of Special Service Area Number 24 as disclosed by ordinance recorded as document 2236157008 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
4. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same.

REAL ESTATE TRANSFER TAX		29-Aug-2023
	CHICAGO:	34,785.00
	CTA:	13,914.00
	TOTAL:	48,699.00 *
11-30-410-038-0000 20230801606589 1-623-119-312		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-Aug-2023
	COUNTY:	2,319.00
	ILLINOIS:	4,638.00
	TOTAL:	6,957.00
11-30-410-038-0000 20230801606589 1-336-890-832		