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2328915025D

Doc# 2328915025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/16/2023 01:40 PM PG: 1 OF 4

SEND FUTURE TAX BILLS TO:

John P. Gordon
900 S. Madison Ave.
Pasadena, CA 91106

**THIS DOCUMENT WAS
PREPARED BY:**

Ice Miller LLP
200 West Madison Street, Ste. 3500
Chicago, Illinois 60606
Phillip N. Coover

AFTER RECORDING MAIL TO:

Gordon Family Trust
900 S. Madison Ave.
Pasadena, CA 91106

[The above space reserved for the County Recorder's Office]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made as of this 12th day of October, 2023 between QUATTRO CHICAGO ARCHER, LLC an Illinois limited liability company with its principal offices at 1100 Jorie Blvd., Suite 140, Oak Brook, Illinois 60523; (the "**GRANTOR**"), and JOHN P. GORDON AND CLARE W. GORDON, TRUSTEES OF THE GORDON FAMILY TRUST DATED MARCH 28, 2013 (the "**GRANTEE**").

WITNESSETH, that the **GRANTOR** for and in consideration of the sum of TEN and 00/100TH DOLLARS (\$10.00) in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and pursuant to authority of the Company Authorities of **GRANTOR**, by these presents do **GRANT, BARGAIN** and **SELL** unto the **GRANTEE**, and to **GRANTEE'S** successors and assigns, **FOREVER**, all of the following described real property, situated in the County of Cook and State of Illinois (the "**Property**"), legally described in Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto **GRANTEE** and **GRANTEE'S** successors and assigns **FOREVER**. And Grantors, for themselves, and their successors, do covenant, promise and agree, to and with Grantee, its successors and assigns, that they have not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: (i) all easements and encumbrances of record, including but not limited to, the Permitted Title Exceptions, as described on Exhibit B attached hereto and hereby made a part hereof; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that could be discovered by a physical inspection of said real estate.

The Property is not homestead property.

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EXHIBIT A (Legal Description)

PARCEL 1:

LOT 17 AND THE EAST 11.5 FEET OF LOT 18 IN BLOCK 32 IN FREDERICK H. BARTLETT'S 3RD ADDITION TO BARTLETT'S HIGHLANDS BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-07-327-049-0000

PARCEL 2:

LOTS 24, 25, AND 26 IN BLOCK 25 IN FREDERICK H. BARTLETT'S 3RD ADDITION TO BARTLETT'S HIGHLANDS BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-07-328-033-0000; 19-07-328-034-0000 and 19-07-328-035-0000

Address: 6918 W. ARCHER AVE. CHICAGO, IL 60638

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EXHIBIT B

(Permitted Title Exceptions)

1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.
2. Easement for ingress and egress for the benefit of property West and adjoining Parcel 1 as created by Grant recorded September 10, 1984 as Document No. 27247596.
(Affects Parcel 1)
3. Survey prepared by Ridgeline consultants, LLC, dated October 3, 2023, under Job No. 2023-0437, shows the following:
 - a. Apparent Easements for access and entry to electric meters, gas meters, overhead phone lines, underground gas lines, underground sewer lines and manholes, overhead electric lines, and transformers
 - b. Adverse encroachment of building belonging to property Easterly and adjoining onto subject property by as much as 0.20 feet Westerly.
4. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

Property of Cook County Clerk's Office