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This Instrument Prepared By:

DENISE J. KING, ESQ.
JAFTE & BERLIN, LLC
111 W WASHINGTON STREET
SUITE 900
CHICAGO, IL 60602

Doc# 2329634070 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/23/2023 11:58 AM PG: 1 OF 5

After Recording Return To:

ZABEL LAW, LLC
55 W. MONROE ST.
SUITE 3330
CHICAGO, IL 60603
ATTN: WILLIAM LUNDGREN

Send Subsequent Tax Bills to:

2950 WESTERN LLC
7300 N. CICERO AVE.
SUITE 201
LINCOLNWOOD, IL 60712
ATTN: NIK TURIK

AP2209923 6/8/10

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

This Deed is made this 12 day of January, 2023, between **JESUS PEOPLE, U.S.A., FULL GOSPEL MINISTRIES**, an Illinois not-for-profit corporation, with an office address of 2950 N. Western Avenue, Chicago, IL 60618 ("**Grantor**") and **2950 WESTERN LLC**, an Illinois limited liability company, with an office address of 7300 N. Cicero Ave., Suite 201, Lincolnwood, IL 60712 ("**Grantee**"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "**Premises**"):

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said Premises as described above unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and their successors that it 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, except as herein recited; and that it WILL FOREVER WARRANT AND DEFEND, said Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.


[Signature Page Follows]

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

GRANTOR:


JESUS PEOPLE, U.S.A., FULL GOSPEL MINISTRIES,
an Illinois not-for-profit corporation

By: 
Tim Bock, Its President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

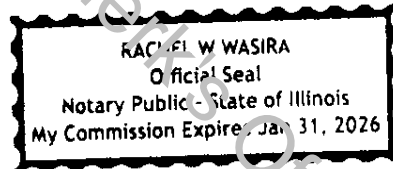
The undersigned individual, a notary public in and for said county aforesaid, do hereby certify that on this day personally appeared before me Tim Bock, personally known to me to be the same and personally known to me to be the President of JESUS PEOPLE, U.S.A., FULL GOSPEL MINISTRIES, an Illinois not-for-profit corporation, and acknowledged that he signed and delivered said instrument as his free and voluntary act as President of said corporation and that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation.


GIVEN under my hand and official seal this 12th day of January, 2023.


Notary Public in and for the State of Illinois
Printed Name: Rachel W. Wasira

My commission expires:



January 31st, 2026



REAL ESTATE TRANSFER TAX	23-Oct-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-25-222-006-0000 | 20231001656706 | 0-212-302-800

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

REAL ESTATE TRANSFER TAX	23-Oct-2023
 	COUNTY: 6,000.00
	ILLINOIS: 12,000.00
	TOTAL: 18,000.00

13-25-222-006-0000 | 20231001656706 | 1-972-992-976

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 20 IN THE SUPERIOR COURT PARTITION OF THE SNOW ESTATE IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF A LINE DRAWN PARALLEL TO AND 360.5 FEET NORTH OF THE NORTH LINE OF GEORGE STREET AND WHICH LIES WEST OF A LINE DRAWN PARALLEL TO AND 305 FEET WEST OF THE WEST LINE OF WESTERN AVENUE AS SAID WESTERN AVENUE EXISTED BEFORE BEING WIDENED (EXCEPT FROM SAID PREMISES THAT PART THEREOF CONVEYED TO WARD T. HUSTON BY DEED DATED APRIL 12, 1910, AND RECORDED ON APRIL 15, 1910, AS DOCUMENT 4542953 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH BRANCH OF THE CHICAGO RIVER, ON THE WEST BY THE WEST LINE OF SAID LOT, ON THE SOUTH BY THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25 AFORESAID AND ON THE SOUTHEAST AND EAST BY A LINE COMMENCING AT A POINT ON THE SAID SOUTH BOUNDARY LINE 33 FEET EAST OF THE WEST LINE OF SAID LOT 20; RUNNING THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT 60 FEET EAST OF THE WEST LINE OF SAID LOT 20 AND 60 FEET NORTH OF SAID SOUTH BOUNDARY LINE AND THENCE NORTH TO THE NORTH BRANCH OF THE CHICAGO RIVER), ALSO EXCEPT THAT PART THEREOF IF ANY, DEDICATED FOR WATER WAY BY INSTRUMENT OR PLAT RECORDED FEBRUARY 6, 1890 AS DOCUMENT 1219138, ALSO EXCEPT THAT PART COVERED BY THE WATER OF THE NORTH BRANCH OF THE CHICAGO RIVER ALSO EXCEPT THAT PART FROM SAID PREMISES THESE PARTS THEREOF TAKEN FOR STREETS.

PARCEL 2:

THAT PART OF LOT 20 IN SUPERIOR COURT PARTITION OF THE SNOW ESTATE IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE 360.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF GEORGE STREET AND EAST OF A LINE 305 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF WESTERN AVENUE AS SAID WESTERN AVENUE EXISTED BEFORE WIDENING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 20 IN THE SUPERIOR COURT PARTITION OF THE SNOW ESTATE IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS:

COMMENCING AT A POINT 33 FEET EAST OF THE WEST LINE OF SAID LOT 20 ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25 AFORESAID, THENCE NORTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 20 TO THE NORTH LINE OF WEST WELLINGTON AVENUE, PRODUCED EAST, THENCE EAST ALONG SAID NORTH LINE TO THE INTERSECTION OF SAID LINE WITH A LINE RUNNING BETWEEN THE POINT OF ORIGIN AND A POINT 60 FEET EAST OF THE WEST LINE OF SAID LOT 20 AND 60 FEET NORTH OF THE SOUTH LINE OF NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, AFORESAID; THENCE SOUTHWEST ALONG SAID LINE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

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PARCEL 4:

THAT PART OF LOT 20 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF WESTERN AVENUE (BEING A LINE DRAWN 33.00 WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 20 AFORESAID), AT A POINT 360.00 FEET NORTH OF THE INTERSECTION OF THE WEST LINE OF WESTERN AVENUE WITH THE NORTH LINE OF GEORGE STREET; THENCE SOUTH ALONG THE WEST LINE OF WESTERN AVENUE, 100 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF GEORGE STREET, 305 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF WESTERN AVENUE, 100 FEET; THENCE EAST 305 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR WIDENING OF WESTERN AVENUE), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-25-222-006-0000, 13-25-222-010-0000, and 13-25-222-012-0000

Address(es) of Real Estate: 2946 North Western Avenue, 2948 North Western Avenue, 2950 North Western Avenue, and 2951 North Campbell Avenue, Chicago, IL 60618

Property of Cook County Clerk's Office

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Exhibit B

1. General real estate taxes for the year 2022 and subsequent years for Tax numbers: Tax number(s): 13-25-222-006-0000, 13-25-222-010-0000 and 13-25-222-012-0000.
2. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes. (Affects Parcel 1).
3. Memorandum of Lease dated May 17, 2013 and recorded May 30, 2013 as document 1315001024 made by and between Jesus People, USA, Full Gospel Ministries, an Illinois not-for-profit corporation (Landlord) and Western Avenue Storage LLC, a Delaware limited liability company (Tenant) which demises the Land for a period ending December 31, 2023, and the rights of all parties claiming thereunder, if any.
4. Rights of the public and City of Chicago in and to that part of Parcel 2 of the premises in question lying East of a line 50 feet West of and parallel with the East line of said Section as condemned for widening Western Avenue on petition of the City of Chicago filed April 23, 1925 in Superior Court in Cook County, Illinois.(Affects Parcel 2).
5. Rights, if any, of the United States of America, the State of Illinois, the municipality and the public in and to that part of the Land lying within the bed of the North Branch of the Chicago River; and the rights of other owners of land bordering on the river in respect to the water of said river.
6. Illinois EPA Site Remediation Program Environmental Notice recorded December 30, 1998 as document 08184580.
7. Right, title and interest of A-Foreign and Domestic Auto Electric, Inc., an Illinois corporation in and to the Land, as disclosed by Case No. 98CH15151, and of all parties claiming thereunder.
8. Rights of tenants under: (a) Lease Agreement dated May 17, 2013 between Jesus People, U.S.A. full Gospel Ministries, as Landlord, and Western Avenue Storage LLC, as Tenant, as amended by that certain First Amendment to Lease Agreement dated August 1, 2014 and (b) Lease Agreement dated January 13, 2023 between 2950 Western LLC, as Landlord, and Lakefront Holdings LLC, as Tenant.
9. Matters referenced by Survey of the Land prepared by Carradus Land Survey, Inc., dated December 8, 2022 as order number 37993, as follows:
 - (a) Encroachment of the one-story brick building located mainly on the Land onto the property West and adjoining by approximately 0.30 feet.
 - (b) Encroachment of the one-story brick building located mainly on the Land onto the property East and adjoining by approximately 0.1 feet.
 - (c) Encroachment of the two overhead signs over the East line and onto the adjoining land by undisclosed amounts.
 - (d) Easements in favor of public and or quasi-public utility companies (1) over the South part of the Land and depicted with inlets, manholes, overhead wires, overhead cables and several poles with transformers and (2) over the Northern portion of the Land and depicted with inlets sewer manholes, lightpoles, wood pole with transformers.