

# UNOFFICIAL COPY

Doc#: 2330006032 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/27/2023 09:38 AM Pg: 1 of 2

Dec ID 20231001656527

ST/CO Stamp 0-668-269-520 ST Tax \$1,365.00 CO Tax \$682.50

City Stamp 1-398-012-880 City Tax: \$14,332.50

## Document Prepared By:

Jay R. Goldberg  
Field and Goldberg, LLC  
10 South LaSalle Street, Ste 2910  
Chicago, IL 60603

## Mail Recorded Deed To:

Carlos P. Aparicio  
Aparicio Law Office  
5838 S. Archer Avenue  
Chicago, IL 60638

## Mail Tax Bills To:

Lot 23 Investments LLC  
3423 Broadway Street, Ste D1  
American Canyon, CA 94503

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Pioneer MRYD LLC, an Illinois limited liability company, as to an undivided 95.672% interest and Pioneer Plank LLC, an Illinois limited liability company, as to an undivided 4.328% (collectively, "**Grantor**") of Rye, New York has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto Lot 23 Investments LLC, a California limited liability company, ("**Grantee**"), its successors and assigns, having an address of 3423 Broadway Street, Suite D1, American Canyon, CA 94503, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, the following described real estate situated in the County of Cook and State of Illinois, and legally described as follows (the "**Property**");

LOT 40 IN SAMUEL JOHNSTON'S SUBDIVISION OF PART OF BLOCK 6 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 1848 S. Blue Island, Chicago, Illinois 60608  
Permanent Index No.: 17-20-311-017-0000

**TO HAVE AND TO HOLD** the said Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except the following: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable as of the date hereof.

CC# 2304658 LA  
D1 10/27/23

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the 24th day of October, 2023.

Pioneer MRYD LLC,  
an Illinois limited liability company

By: Pioneer NS Manager LLC,  
an Illinois limited liability company, Manager

By: [Signature]  
Name: James B. Peterson, Jr.  
Its: Manager

Pioneer Plank LLC  
an Illinois limited liability company

By: [Signature]  
Name: James B. Peterson, Jr.  
Its: Manager

STATE OF New York,  
COUNTY OF Westchester SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James B. Peterson, Jr., personally known to me to be a Manager of Pioneer NS Manager LLC, an Illinois limited liability company and a Manager of Pioneer Plank LLC, an Illinois limited liability company, and 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 as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of October, 2023

Commission expires: 8-29-26 [Signature]  
NOTARY PUBLIC

