

FIRST AMERICAN TITLE
FILE # B1106210

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Doc#: 2333406263 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/30/2023 01:55 PM Pg: 1 of 4

Document Prepared By:

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

Dec ID 20231101679859
ST/CO Stamp 1-200-463-824 ST Tax \$2,580.00 CO Tax \$1,290.00
City Stamp 0-367-108-048 City Tax: \$27,090.00

Mail Recorded Deed To:

Sony Cortes
Cortes Law Group
2909 N. Hamlin Avenue
Chicago, IL 60618

Mail Tax Bills To:

6959 Merrill LJ Promise, LLC
2836 E. 77th Pl, Ste 409
Chicago, IL 60649

SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of this 27th day of November, 2023 between **Pioneer 6949 Merrill LLC**, an Illinois limited liability company, ("**Grantor**") of Rye, New York and **6959 Merrill LJ Promise, LLC**, an Illinois limited liability company, ("**Grantee**"), having an address of 2836 E. 77th Pl, Ste 409, Chicago, Illinois 6064, WITNESSTH, that Grantor for, and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, the real estate situated in the County of Cook and State of Illinois, and legally described on Exhibit A attached hereto (the "**Property**");

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said Property as described above, with the appurtenances, unto Grantee and its successors, **FOREVER**.

And Grantor, for itself and its successors, does hereby covenant, promise and agree to and with Grantee and its successors that Grantor has not done or suffered to be done, anything whereby the said Real Estate hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and that it will **WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

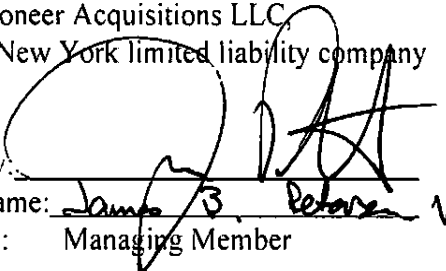
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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the day and year first above written.

Pioneer 6949 Merrill LLC
an Illinois limited liability company

By: Chicago Manager LLC,
an Illinois limited liability company, Manager

By: Pioneer Acquisitions LLC
a New York limited liability company

By: 
Name: James B. Peterson ✓
Its: Managing Member

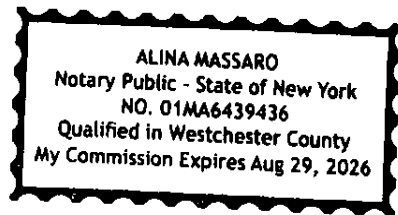
STATE OF NEW YORK)
) SS
COUNTY OF WESTCHESTER)

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 Managing Member of Pioneer Acquisitions LLC, which is the Manager of Chicago Manager LLC, which is the Manager of Pioneer 6949 Merrill 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 Managing Member, 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 26th day of October, 2023

Commission expires 8-29-26

Alina Massaro
NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 29 AND 30, IN FIRST ADDITION TO BRYN MAWR HIGHLANDS, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 20-24-417-014-0000

Address of Property: 6949-59 S. Merrill Avenue, Chicago, Illinois 60649

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Utility easements of record;
2. General real estate taxes which are not due or payable as of the date hereof;
3. Acts done or suffered through Grantee;
4. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
5. Building setback line(s) as shown on the plat of subdivision recorded as document 5454282.
(Affects the West 15 feet)

Property of Cook County Clerk's Office