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FRU720563
Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

1/2

Doc#: 2335213455 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/18/2023 03:21 PM Pg: 1 of 4

Dec ID 20231101679999
ST/CO Stamp 0-082-714-672 ST Tax \$1,100.00 CO Tax \$550.00

SPECIAL WARRANTY DEED

Upon recording, return to:
Law Office of Mendoza Pacheco,
LLC Attn: Diana Mendoza
1300 Iroquois Ave, Suite 225
Naperville, IL 60563

Send subsequent tax bills to:
JLO Investments LLC
1706 N. 38th Avenue,
Stone Park, IL 60165

GGC VENTURES LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **JLO INVESTMENTS LLC**, an Illinois limited liability company, with an address of 1706 N. 38th Avenue, Stone Park, IL 60165 ("**Grantee**"), the tract or parcel of land in the County of Cook, State of Illinois, described on **Exhibit A**, together with (a) all improvements located thereon, (b) all right, title, and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and (c) all right, title, and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such tract or parcel of land (such land and interests are hereinafter collectively referred to as the "**Real Estate**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to those matters set forth on **Exhibit B** (hereinafter referred to collectively as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Real Estate unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS," "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Real Estate Transfer Tax Paid

Real Estate Transfer Tax Paid

260 - 00

4400 - 00

VILLAGE OF MAYWOOD

VILLAGE OF MAYWOOD

11/22/2023

11/22/2023

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Dated as of the 27 day of November, 2023

GGC VENTURES LLC,
an Illinois limited liability company

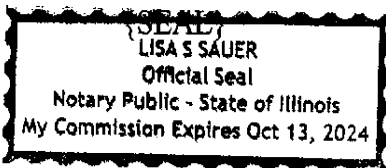
By: GGC VENTURES MANAGER LLC,
an Illinois limited liability company
Its: Manager


By: 
Matt Janko, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matt Janko, not individually, but as Manager of GGC Ventures Manager LLC, the Manager of GGC Ventures LLC, an Illinois limited liability company, personally known to me (or presented _____ as identification), to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, on behalf of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 28th day of November, 2023.




Notary Public
My Commission Expires:

This instrument was prepared by: Chad M. Poznansky, Clark Hill PLC, 130 E. Randolph Street, Suite 3900, Chicago, IL 60601.

REAL ESTATE TRANSFER TAX		12-Dec-2022
COUNTY:	ILLINOIS	550.00
TOTAL:		1,100.00
15-15-203-012-0000	20231101679999	0-082-714-672

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EXHIBIT A LEGAL DESCRIPTION

LOT 77 AND 78 IN C CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION MADISON STREET AND 17TH AVENUE SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON AUGUST 1, 1923 AS DOCUMENT NO. 8047557, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-15-203-012-0000

Common Address: 1008 S. 13th Ave., Maywood, IL 60153

Property of Cook County Clerk's Office

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EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessment for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements;
6. Leases, tenancies and occupancies;
7. Covenants and restrictions of record as to use and occupancy;
8. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Real Estate; and
9. Acts done by or suffered through Grantee.