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### THIS INSTRUMENT WAS PREPARED BY:

Justin Ian Sia, Esq. Miner, Barnhill & Galland, P.C. 325 N. LaSalle Street, Suite 350 Chicago, Illinois 60654

### AFTER RECORDING RETURN TO:

JPK Investments, LLC 2105 Greenview Road Northbrook, Illinois 60062 ATTN: Tomasz Wietecka

41078704

COOK COUNTY CLERK

Doc# 2400222030 Fee ⊈88.00

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

KAREN A. YARBROUGH

DATE: 01/02/2024 03:14 PM PG: 1 OF 4

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 19 day of LUM DV, 2023 by CENTERS FOR NEW HORIZONS, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION ("Grantor"), having an address of 4150 South King Drive, Chicago, IL 60653, to JPK INVESTMENTS, LLC. AN ILLINOIS LIMITED LIABILITY COMPANY ("Grantee"), having an address of 2105 Creenview Road, Northbrook, IL 60062.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in land paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMIST, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on Exhibit "A", hereto (hereinafter referred to as the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand wirespever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on Exhibit "B" attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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

#### Grantor:

CENTERS FOR NEW HORIZONS, INC.,

an Illinois not-for-profit corporation,

State of ILLINOIS

County of COOK

I, the undersigned, a Notary Public in ac., for the County and State aforesaid, DO HEREBY CERTIFY, that Lakisha McFadden, personally known to me to be the Chief Executive Officer of Centers for New Horizons, Inc., an Illinois not-for profit corporation, 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 Chief Executive Officer, she signed and delivered the said instrument, as her free and voluntary act, and as the free and voluntary act of said not-forprofit corporation.

Given under my hand and official seal, this  $\frac{18^{th}}{100}$  day of

Commission expires 3/15/2026

OFFICIAL SEAL LAURA STONE NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 03-15-2026

Send Subsequent Tax Bills To:

JPK Investments, LLC 2105 Greenview Road

Northbrook, Illinois 60062-6628

REAL ESTATE TRANS	21-Dec-2023	
	CHICAGO:	1,275.00
	CTA:	. 0.00
	TOTAL:	1,275.00 *
20-03-117-010-0000	20231201695570	2-071-441-456

		•	•	
* Total does	not include	any applicable	nenalty or int	erect due

REAL ESTATE TRANSFER TAX			21-Dec-2023	
_		1	COUNTY:	85.00
		SEL	ILLINOIS:	0.00
			TOTAL:	85.00
_	20-03-117	-010-0000	20231201695570	1-613-131-824

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# **UNOFFICIAL COPY**

# EXHIBIT "A" to Special Warranty Deed

### **LEGAL DESCRIPTION**

LOTS 27 AND 28 IN BLOCK 1 IN J.Y. SCAMMON'S PARK BOULEVARD SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-03-117-010-0000

COMMON ADDRESS: 4149 South Calumet Avenue, Chicago, IL 60653

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### **EXHIBIT "B"** to Special Warranty Deed

#### PERMITTED EXCEPTIONS

- 1. General real estate taxes not yet due and payable at the time of Closing.
- 2. Acts done or suffered by grantee or anyone claiming by, through, or under grantee.
- 3. Matters disclosed on the survey of the land prepared by Professionals Associated MM Survey Co., dated December 13, 2023, Project No. 108005.
- 4. Public and utility easements.
- 5. All covenants conditions, and restrictions of record, if any.

y ea.
condition.

Cook County Clarks Office