

# UNOFFICIAL COPY



\*2400222030\*

Doc# 2400222030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

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

## 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 Wietecha

41078704 1/1  
GIT

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 19 day of December, 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 Greenview 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 hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does ~~REMIT~~, ~~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 whatsoever, 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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**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: 20-03-117-010-0060

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.

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