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Doc# 2401234005 Fee \$88.00

**PREPARED BY &
WHEN RECORDED RETURN TO:**

Bryan J. Segal
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street
Suite 3900
Chicago, Illinois 60606

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2024 09:33 AM PG: 1 OF 6

SEND FUTURE TAX BILLS TO:

TWG Lake Park LLC
935 West Chestnut,
Suite 600
Chicago, Illinois 60642

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

On this 31ST day of January, 2023 TWG LAKE PARK LLC, an Illinois limited liability company ("**Grantor**") whose address is c/o The Wolcott Group Inc., 935 W. Chestnut Street, Suite 600, Chicago, Illinois 60642, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND TRANSFERS to VICTOR F. MICHEL DECLARATION OF TRUST DTD 09/15/04 whose address is 1319 Forest Avenue, Evanston, Illinois 60201, as to an undivided 15.83% interest, to AS 4655 TRADER LLC, an Illinois limited liability company, whose address is 935 W. Chestnut, Suite 600, Chicago, Illinois 60642, as to an undivided 15.83% interest, to AH 4655 TRADER LLC, an Illinois limited liability company, whose address is 935 W. Chestnut, Suite 600, Chicago, Illinois 60642, as to an undivided 15.83% interest, to ANTE LONCAR, an Individual, whose address 4440 W. Greenleaf Avenue, Lincolnwood, Illinois 60712, as to an undivided 5.00% interest, to FOUR PAWS REAL ESTATE, LLC, an Illinois limited liability company whose address is 544 S. Commons Court, Deerfield, Illinois 60015, as to an undivided 5.00% interest, and to BRINSHORE DEVELOPMENT, LLC, an Illinois limited liability company, whose address is 1603 Orrington Avenue, Suite 450, Evanston, IL 60201, as to an undivided 42.50% interest ("**Grantees**"), is in the real estate legally described on Exhibit A attached hereto.

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the following: (a) all real estate taxes and assessments not yet due and payable; and (b) all easements, covenants, conditions, restrictions and other matters of record.

PIN: 20-02-405-051-0000; 20-02-405-052-0000; and 20-02-405-053-0000

COMMON ADDRESS: 4655 S. Lake Park Avenue, Chicago, Illinois 60653

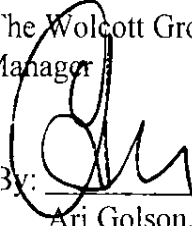
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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.


GRANTOR:

TWG LAKE PARK LLC,
an Illinois limited liability company

By: The Wolcott Group Inc.
Its: Manager



By: 
Ari Golson, President

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-02-405-051-0000 | 20240101612488 | 1-338-898-480

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-02-405-051-0000 | 20240101612488 | 1-566-050-992

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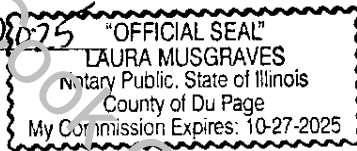
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ARI GOLSON, the President of The Wolcott Group Inc., the manager of TWG LAKE PARK LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 14 day of December, 2023.

Laura Musgraves
Notary Public

My commission Expires: 10/27/2025



I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 e, Real Estate Transfer Tax Act.

Dated: December 14, 2023

A handwritten signature in black ink, appearing to be "ARI GOLSON", written over a horizontal line.

Grantor or Representative

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 5 (EXCEPT THE NORTH 20 FEET THEREOF) AND ALL OF LOTS 6 AND 7 IN SHERMAN'S SUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION OF THAT PART LYING WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4655 S. Lake Park Avenue, Chicago, Illinois 60653

PIN: 20-02-405-051-0000
20-02-405-052-0000
20-02-405-053-0000

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STATEMENT BY GRANTOR AND GRANTEE

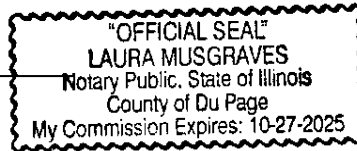
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 14, 2023

Signature: [Signature]
Grantor

Signed and Sworn to before me this 14 day of December 2023

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 13, 2023

Signature: [Signature]
Grantee

Signed and Sworn to before me this 14 day of December 2023

[Signature]
Notary Public




NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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This transfer is exempt under provisions of Paragraph L, Section 3-33-060 of Chapter 3-33 of the Chicago Municipal Code (known as the Chicago Real Property Transfer Tax Ordinance) in that the Property transfer is exempt under paragraph E.

12/13/23
Date



Representative

Property of Cook County Clerk's Office