

# UNOFFICIAL COPY

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

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



\*2401234006\*

Doc# 2401234006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2024 09:34 AM PG: 1 OF 6

**SEND FUTURE TAX BILLS TO:**

TWG KEDZIE LLC  
935 W. Chestnut Street  
Suite 600  
Chicago, Illinois 60642

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

On this 31<sup>ST</sup> day of January, 2023, TWG KEDZIE LLC, an Illinois limited liability company ("**Grantor**") whose address is c/o The Welcott 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 09/13/04 whose address is 1319 Forest Avenue, Evanston, Illinois 60201, as to an undivided 15.84% interest, to AH 4631 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 AS 4631 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 is 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, to BRINT DEVELOPMENT, INC., an Illinois corporation, whose address is 1603 Orrington Avenue, Suite 450, Evanston, IL 60201, as to an undivided 21.25% interest, and to RJS REAL ESTATE SERVICES, INC., an Illinois corporation, whose address is 1603 Orrington Avenue, Suite 450, Evanston, IL 60201, as to an undivided 21.25% interest ("**Grantees**"), 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: 20-02-405-049-0000

COMMON ADDRESS: 4631-37 S. Lake Park Avenue, Chicago, Illinois 60653

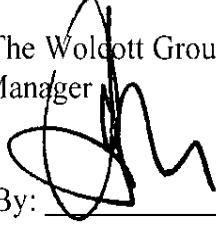
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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

## GRANTOR:

TWG KEDZIE LLC,  
an Illinois limited liability company

By: The Wolcott Group Inc.  
Its: Manager

By:   
Ari Golson, President

### REAL ESTATE TRANSFER TAX

12-Jan-2024



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 \*

20-02-405-049-0000 | 20240101612672 | 1-670-775-856

\* 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

20-02-405-049-0000

| 20240101612672 | 0-583-01-256

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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 KEDZIE 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

\_\_\_\_\_  
 Grantor or Representative

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 AND LOT 2 IN SHERMAN'S RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION OF PART LYING WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**P.I.N.:** 20-02-405-049-0000

**PROPERTY ADDRESS:** 4631-37 South Lake Park Avenue, Chicago, Illinois

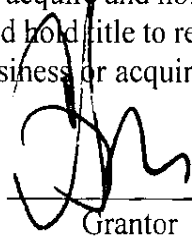
Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

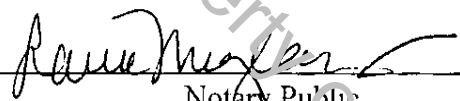
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

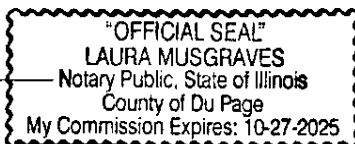
Dated December 14, 2023

Signature: 

Grantor

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

  
Notary Public



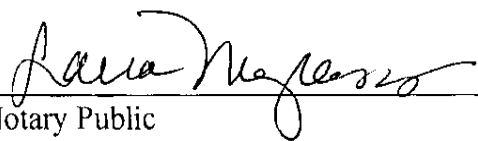
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

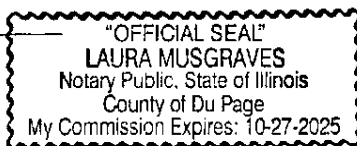
Dated December 13, 2023

Signature: 

Grantee

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

  
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

Am

Representative

Property of Cook County Clerk's Office