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SPECIAL WARRANTY DEED

Upon recording, return to:
Heavy Holdings, LLC 3417 N. Janssen
Ave. Series
1709 W. Wrightwood Avenue,
Chicago, IL 60614
Attn: Jeffrey Portugal

Send subsequent tax bills to:
Heavy Holdings, LLC 3417 N. Janssen
Ave. Series
1709 W. Wrightwood Avenue,
Chicago, IL 60614
Attn: Jeffrey Portugal



Doc# 2403128017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2024 03:14 PM PG: 1 OF 4

SAWBILL PROPERTIES, LLC SERIES (18) - 3417 N. JANSSEN, CHICAGO, ILLINOIS, an Illinois designated series of a Delaware 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 **HEAVY HOLDINGS, LLC 3417 N. JANSSEN AVE. SERIES**, a designated series of an Illinois limited liability company, with an address of 1709 W. Wrightwood Avenue, Chicago, IL 60614 (“**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.

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

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P 4
S Y-1
SC
INT Rv

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Dated as of the 29th day of January, 2024

**SAWBILL PROPERTIES, LLC SERIES (18) -
3417 N. JANSSEN, CHICAGO, ILLINOIS**

By: ICM Properties, Inc.
Its: Manager

By: [Signature]
Name: Adam P. Winick
Its: Vice President

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adam P. Winick, not individually, but as Vice President of ICM Properties, Inc., manager of SAWBILL PROPERTIES, LLC SERIES (18) - 3417 N. JANSSEN, CHICAGO, ILLINOIS, an Illinois designated series of a Delaware 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 16 day of January, 2024.



[Signature]
Notary Public
My Commission Expires: 7/23/2025

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


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EXHIBIT A LEGAL DESCRIPTION

LOT 19 AND THE SOUTH HALF OF LOT 18 IN BLOCK 8 IN LANE PARK ADDITION TO LAKE VIEW, BEING A SUBDIVISION OF THE NORTH HALF OF THE WEST HALF AND THE NORTH ONE QUARTER OF THE SOUTH HALF OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-20-311-013-000

Common Address: 3417 N. Janssen Ave., Chicago, IL 60657

REAL ESTATE TRANSFER TAX		29-Jan-2024
	CHICAGO:	10,725.00
	CTA:	4,290.00
	TOTAL:	15,015.00
14-20-311-013-0000 20240101615106 1-319-742-512		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-Jan-2024
	COUNTY:	715.00
	ILLINOIS:	1,430.00
	TOTAL:	2,145.00
14-20-311-013-0000 20240101615106 1-206-037-552		

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EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record;
3. Public and utility easements;
4. Acts done by or suffered through Grantee;
5. Existing leases and tenancies;
6. All special governmental taxes or assessments, confirmed and unconfirmed;
7. Homeowners or condominium association declaration and bylaws, if any;
8. A 20 foot building line as shown on the Plat of said Subdivision; and
9. Easement in Favor of Comcast of Chicago Inc., and its/their respective successors and assigns, contained in the grant recorded/filed as Document No. 1224810043.