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CPT22-81314 115

This instrument was prepared by:

David P. Resnick, Esq.
Robbins Dimonte, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Doc# 2404022023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2024 03:11 PM PG: 1 OF 7

After recording return to:

Bronzeville Partnership I, LLC
c/o The Building Group, Inc.
1221 North LaSalle Drive
Chicago, Illinois 60610

Mail Tax Bills to:

Bronzeville Partnership I, LLC
c/o The Building Group, Inc.
1221 North LaSalle Drive
Chicago, Illinois 60610

SPECIAL WARRANTY DEED

This Indenture, made as of the 1st day of February, 2024, between **WOODLAWN PROPERTIES LLC**, an Illinois limited liability company, having an address of 765 East 69th Place, Chicago, IL 60637 ("Grantor"), and **BRONZEVILLE PARTNERSHIP I, LLC**, an Illinois limited liability company, having an address of 1221 North LaSalle Drive, Chicago, Illinois 60610 ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Property") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject only to the matters set forth on Exhibit B*.

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that Grantor will warrant and

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defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

Woodlawn Properties LLC,
an Illinois limited liability company

By: Lakeshore Advisors LLC, its Manager

By: Welker General Partnership, its Manager

By: *[Signature]*
Name: Eric Green
Its: General Partner

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for said County and State, do hereby certify that Eric Green, the General Partner of Welker General Partnership, the Manager of Lakeshore Advisors LLC, the Manager of Woodlawn Properties LLC, an Illinois limited liability company ("Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the said Managers and of the Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of February, 2024.

[Signature]
Notary Public



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EXHIBIT A to SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 1 AND THE EAST 1/2 OF LOT 2 IN WENTWORTH'S SUBDIVISION OF LOTS 17 AND 18 IN LAVINIA AND COMPANY SUBDIVISION OF GARDEN & COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 703 E. 50th Place, Chicago, Illinois 60615

PIN: 20-10-232-008-0000

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EXHIBIT B to SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes which are not yet due or payable or delinquent, including the year 2023 and thereafter.
2. All matters as disclosed on that certain ALTA/ACSM Land Title Survey, dated August 17, 2023 and having a last revision date of December 26, 2023, as prepared by Moradi Multi Dimensions Consulting Engineers and known as Job No. 580-23, including the following:
 - a. Encroachment of fence post over and on to the property to the West by 0.02 feet.
 - b. Presence of sewer manhole.
3. Rights of residential tenants as tenants only, under unrecorded written leases, which contain no options or right to purchase any portion of the property conveyed hereby.

[END OF EXHIBIT B]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

09-Feb-2024



CHICAGO:

8,096.25

CTA:

3,238.50

TOTAL:

11,334.75*

20-10-232-008-0000 | 20240201625958 | 0-969-997-360

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

Property

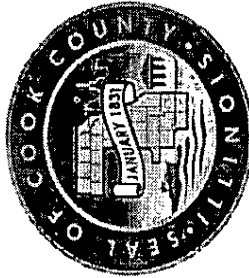
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REAL ESTATE TRANSFER TAX

09-Feb-2024



COUNTY:
ILLINOIS:
TOTAL:

539.75
1,079.50
1,619.25

20-10-232-008-0000

20240201625958

0-549-846-064

Property of Cook County Clerk's Office