

# UNOFFICIAL COPY



Doc# 2404022024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2024 03:13 PM PG: 1 OF 7

CPT22-81314 215

**This instrument was prepared by:**

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

**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 1<sup>st</sup> day of February, 2024, between **WOODLAWN PROPERTIES LLC**, an Illinois limited liability company, having an address of 765 East 69<sup>th</sup> 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 defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

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[SIGNATURE APPEARS ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

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

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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 or 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 6<sup>th</sup> day of February, 2024.

[Signature]  
Notary Public



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## EXHIBIT A to SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

#### Parcel 1

LOT 3 IN THE SUBDIVISION OF LOT 4 (EXCEPT THE WEST 24.9 FEET) IN JOHN M. AYER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 3 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### Parcel 2 (Easement Parcel Only)

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE FOR THE PURPOSES OF LIGHT AND AIR AS CREATED BY THE DECLARATION MADE BY GEORGE J. WILLIAMS DATED NOVEMBER 13, 1914 AND RECORDED NOVEMBER 17, 1914 AS DOCUMENT NUMBER 5532771, OVER THE FOLLOWING DESCRIBED PROPERTY, TO- WIT:

THE WEST 9 FEET 11 INCHES OF LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 4 (EXCEPT THE WEST 24.9 FEET) IN JOHN M. AYER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 3 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 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: 4756 S. Vincennes Avenue, Chicago, Illinois 60615

PIN: 20-10-200-024-0000

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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. Easement over the open spaces or cement court yard existing in, over & upon the rear of Westerly partition of Lot 3 and other property in the subdivision of Lot 4 aforesaid for light, air, egress & ingress created by instrument recorded November 17, 1914 as document 5532771.
3. Easement over the West 9 feet 11 inches of Lot 3 and other property for a private alley to be used as & for a passageway to and from the street row known as 48th street for the use and benefit of the occupants of Lots 1, 2 & 3 in the subdivision of Lot 4 aforesaid as created by document 5532771.
4. 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. 579-23, including the presence of a sewer manhole.
5. Rights of residential tenants as tenants only, under unrecorded written leases, which contain no options or rights to purchase any portion of the property conveyed hereby.

[END OF EXHIBIT B]

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**REAL ESTATE TRANSFER TAX**

09-Feb-2024



**CHICAGO:**

10,792.50

**CTA:**

4,317.00

**TOTAL:**

15,109.50\*

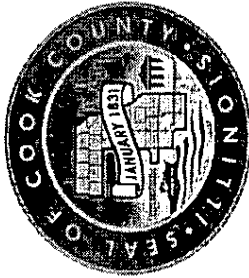
20-10-200-024-0000 | 20240201625935 | 0-624-622-640

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

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**REAL ESTATE TRANSFER TAX**

09-Feb-2024



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

719.50  
1,439.00  
2,158.50

20-10-200-024-0000

20240201625935

1-698-364-464

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