

UNOFFICIAL COPY

This instrument prepared by:

Ryan R. Morton
Montana & Welch, LLC
192 N. York Street
Elmhurst, Illinois 60126

Doc#: 2410620091 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 9:45 AM Pg: 1 of 5

Dec ID 20240301649363
ST/Co Stamp 1-930-588-960 ST Tax \$8,275.00 CO Tax \$4,137.50
City Stamp 0-059-791-920 City Tax \$86,887.50

Upon Recordation Mail To:

Wesley C. Zaba
Zaba Law Group, P.C.
5117 Main Street, Ste C
Downers Grove, Illinois 60515

WARRANTY DEED

THIS INSTRUMENT made as of this 7th day of March 2024, between NP NARRAGANSETT, LLC, a Delaware limited liability company ("Grantor"), whose address is 3901 25th Avenue, Schiller Park, Illinois 60176, and MSP REALTY, LLC, an Illinois limited liability company ("Grantee"), whose address is 5932 Grace Street, Chicago, Illinois 60634, WITNESSETH, that the Grantor, for and in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does CONVEY and WARRANT unto the Grantee, all of Grantor's right title and interest in and to the following real estate, situated in the County of Cook and State of Illinois ("Property"), as fully described on Exhibit A attached hereto and made a part hereof:

PINs: 13-17-309-012-0000
13-17-309-013-0000
13-17-309-014-0000

Address of Property: 4111-4119 N. Narragansett Avenue, Chicago, Illinois 60634

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto said Grantee and its respective successors and assigns forever. The Grantor represents and warrants that the Property has not been alienated or encumbered in any way whatsoever, except for and subject to those matters as deemed to be Permitted Exceptions. Grantor will warrant and defend the Property against all persons lawfully claiming or to claim the same, subject to the Permitted Exceptions but not further or otherwise.

SUBJECT TO: General taxes for the year 2023 and subsequent years; covenants, conditions and restrictions of record; private, public, and utility easements and roads and highways; existing leases and tenancies; general and special assessments and any similar taxes or charges imposed relative to the Property not then due and owing; and those Permitted Exceptions listed on Exhibit B, attached hereto.

0023021740
FIDELITY NATIONAL
TITLE INSURANCE

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IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed as of the date first herein written.

GRANTOR:

NP NARRAGANSETT, LLC,
a Delaware limited liability company

By: **NP MANAGEMENT, LLC,**
an Illinois limited liability company
Its: **Manager**

By: **Bartłomiej Przyjemski**
Its: **Manager**

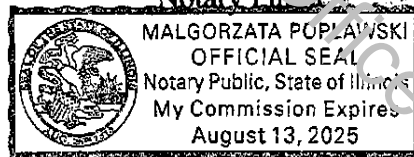
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bartłomiej Przyjemski, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, as the Manager of NP Management, LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of March, 2024.

Commission expires August 13th, 2025

Malgorzata Poplawski
Notary Public



SEND FUTURE TAX BILLS TO:

MSP Realty, LLC
5932 West Grace Street
Chicago, Illinois 60632

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

THE SOUTH 28 FEET OF THE NORTH 1/2 OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2:

THE SOUTH 1/2 OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 35 FEET OF LOT 58 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 11-Mar-2024

		COUNTY:	4,137.50
		ILLINOIS:	8,275.00
		TOTAL:	12,412.50

13-17-309-012-0000 | 20240301649363 | 1-930-598-960

REAL ESTATE TRANSFER TAX 11-Mar-2024

	CHICAGO:	62,062.50
	CTA:	24,825.00
	TOTAL:	86,887.50 *

13-17-309-012-0000 | 20240301649363 | 0-059-791-920

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

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2024 that are not yet due or payable.
2. Rights of parties in possession, as tenants only, under prior unrecorded residential leases, if any.
3. Easement grant recorded June 28, 1983 as document 26663164 by and between Florence Rose and Northwest National Bank of Chicago as Trustee under Trust agreement dated April 12, 1978 known as trust number 4607 for the purpose of ingress and egress. (affects that part of the South 1.90 feet of the North 31.40 feet of Lot 59 lying Westerly of a straight line drawn from a point on the South Line of the North 31.40 feet of said Lot 59, said point being 67.0 feet East of the West Line of said Lot 59 to a point on the North Line of the South 1.90 feet of the North 31.40 feet of said Lot 59, said point being 75.0 feet East of the West Line of Said Lot 59 in Frederick H. Bartlett's Subdivision of the North 7/8 of the West 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.)
4. Terms and provisions of Declaration of Easement for Ingress and Egress dated January 5, 2017 and recorded January 11, 2017 as Document No. 1701129112 made by MIA Property Acquisitions, LLC - 4111 Narragansett.
5. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Commonwealth Edison Company, for purpose of constructing, operating, repairing etc. underground and overhead electrical distribution facilities recorded October 6, 2017 as Document No. 1727944071, affects that part of the land depicted on Exhibit A of the aforesaid grant of easement.
6. Cable Television easement and service agreement created by document entitled Grant of Easement by MIA Property Acquisitions, LLC in favor of Florida/Georgia/Illinois/Michigan, LLC, recorded on January 11, 2018 as Document No. 1801115150. Reference is hereby made to said document for full particulars.
7. Consequences, if any, of the failure of the fence(s) on the Land and on adjoining property to follow the property lines.
8. An encroachment of the block wall situated on said Land into or onto the adjoining land on the north, as disclosed by survey prepared by Webster, McGrath, & Ahlberg Ltd. dated February 4, 2021.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: March 1st, 20 24

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

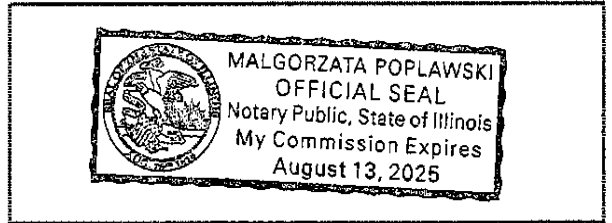
Malgorzata Poplawski

By the said (Name of Grantor): Bartlomiej Przyjemski

On this date of: March 1st, 20 24

NOTARY SIGNATURE: Malgorzata Poplawski

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: _____, 20 24

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

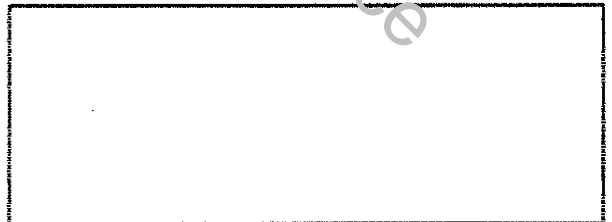
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: _____, 20 24

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)