

# UNOFFICIAL COPY

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This instrument was prepared by:

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Robbins DiMonte, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 11:30 AM Pg: 1 of 4

Dec ID 20240301659771

ST/Co Stamp 1-703-009-840 ST Tax \$2,580.00 CO Tax

\$1,290.00

City Stamp 2-013-093-424 City Tax \$27,090.00

After recording return to and

Mail Future Tax Bills to:

Icarus Holdings Chicago, LLC  
329 W. 18th Street, Suite 905  
Chicago, Illinois 60616  
Attn: Lina Aukstuolis

## SPECIAL WARRANTY DEED

This Indenture, made as of the 11 day of April, 2024, between **6952 S CLYDE AVE LLC**, an Illinois limited liability company, of 765 East 69<sup>th</sup> Place, Chicago, IL 60637 ("Grantor"), and **ICARUS HOLDINGS CHICAGO, LLC**, an Illinois limited liability company, of 329 W. 18<sup>th</sup> Street, Suite 905, Chicago, Illinois 60616 ("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 to* the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

PROPER TITLE, LLC

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

**6952 S CLYDE AVE LLC,  
an Illinois limited liability company**

By: Lakeshore Advisors LLC, its Manager

By: Welker General Partnership, its Manager

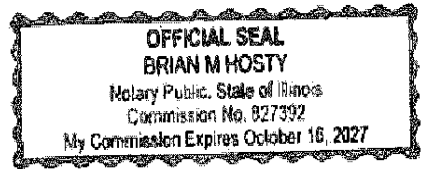
By: *KJH*  
Name: *Kevin Nugent*  
Its: Managing General Partner

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, a Notary Public in and for said County and State, do hereby certify that *Kevin Nugent*, the Managing General Partner of Welker General Partnership, the Manager of Lakeshore Advisors LLC, the Manager of **6952 S Clyde Ave LLC**, an Illinois limited liability company, 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 on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this *28<sup>th</sup>* day of *March*, 2024.

*B. M. Hosty*  
Notary Public



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## EXHIBIT A to SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

LOTS 91 AND 92 IN FIRST ADDITION TO BRYN MAWR HIGHLANDS, BEING A SUBDIVISION OF NORTH 3/4 OF THE WEST 1/2 OF SOUTH EAST 1/4 (EXCEPT WEST 500 1/2 FEET AND EXCEPT BRYN MAWR HIGHLANDS SUBDIVISION AND EXCEPT EAST 67TH AND 68TH STREETS AND ALSO EXCEPT EAST 1/8 AND EXCEPT STREETS) IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6952 S. Clyde Ave., Chicago, IL 60649

PIN: 20-24-415-018-0000

Property of Cook County Clerk's Office

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## EXHIBIT B to SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. Taxes or special assessments which are not yet due and payable or delinquent including the year 2023 and thereafter.
2. A 15 foot building line back from street line as shown on the plat and provisions noted on said plat that bay windows, steps and sun parlors may be extended 8 feet beyond building line.
3. Violation of building setback lines as shown on survey number 2023-21116 prepared by United Survey Service Inc. dated August 5, 2023, and last revised August 7, 2023 (the "Survey").
4. Restrictions contained in the Warranty Deed from Judson F. Stone and his wife to Frank C. Rathje dated September 19, 1923 and recorded November 21, 1921 as Document No. 7332035 relating to the cost, use, location and character of building to be erected on the Land and other property.  
Note: Said instrument contains no provisions for a forfeiture of or reversion of title in case of breach of condition.
5. Existing unrecorded leases, other than those shown herein, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase.
6. Rights of the public and quasi-public utilities to maintain cable box, electric pipe, gas meter, water valve vault and gas valve as disclosed by the Survey.
7. The following matters as disclosed on the Survey:
  - a. encroachment of iron fence over and onto the public right of way to the West by 0.13 feet;
  - b. encroachment of iron fence over and onto the public right of way to the South by up to 0.77 feet and onto the public right of way to the East by 0.64 feet.
8. All rights, interests, or claims which may exist and are disclosed by the survey prepared by the Survey.