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Doc#: 2410702054 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 9:56 AM Pg: 1 of 4

Prepared by:

Northstone Law LLC
Attn: Animesh K. Ravani, Esq.
1016 W. Jackson Blvd., Suite 509
Chicago, IL 60607

Dec ID 20240401666923
ST/Co Stamp 0-983-627-312 ST Tax \$5,340.00 CO Tax
\$2,670.00
City Stamp 1-289-451-056 City Tax \$56,070.00

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN
TO AND MAIL TAX BILLS TO:**

*GWTD Jackson Park LLC
1453 E. 75th Street
Chicago, IL 60649*

(Space Above This Line for Recorder's Use)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the undersigned grantor, **GWTD JACKSON PARK LLC**, an Illinois limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto is **FOREVER HOLDINGS LLC**, a Montana limited liability company ("Grantee"), the real estate described in Exhibit A attached hereto and made a part hereof (the "Property").

To have and to hold to the Grantee and its successors and assigns forever.

This conveyance is subject to the following: (a) acts of Grantee and those claiming by or through Grantee; and (b) any other matter identified on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

The Grantor does covenant with the Grantee that, subject to the Permitted Encumbrances, the Property is free from all encumbrances made or suffered by the Grantor and that the Grantor will warrant and defend the same to the Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the Grantor.

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IN WITNESS WHEREOF, the Grantor has caused the execution of this Special Warranty Deed as of the 29th, 2024.

GRANTOR:

GW TD JACKSON PARK LLC,
an Illinois limited liability company

By: [Signature]
James R. Troutman, Manager

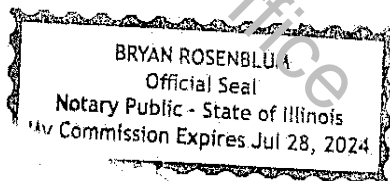
STATE OF ILLINOIS

COUNTY OF COOK) SS:

This instrument was acknowledged and executed before me this 28 day of March, 2024, by JAMES TROUTMAN.

[Signature]
Notary Public

My Commission Expires: 07/28/2024



REAL ESTATE TRANSFER TAX		03-Apr-2024
	COUNTY:	2,670.00
	ILLINOIS:	5,340.00
	TOTAL:	8,010.00
20-26-404-001-0000 20240401666923 0-983-627-312		

REAL ESTATE TRANSFER TAX		03-Apr-2024
	CHICAGO:	40,050.00
	CTA:	16,020.00
	TOTAL:	56,070.00 *
20-26-404-001-0000 20240401666923 1-289-451-056		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A Legal Description

PARCEL 1:

LOTS 7, 8, 9 AND 10 IN BLOCK 37 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, AND THE SOUTHEAST 1/4 OF SECTION 26, (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4), OF THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3, 4, 5 AND 6 IN BLOCK 37 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, AND THE SOUTHEAST 1/4 OF SECTION 26, (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4), OF THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2, IN BLOCK 37 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, AND THE SOUTHEAST 1/4 OF SECTION 26, (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4), OF THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 1, IN BLOCK 37 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, AND THE SOUTHEAST 1/4 OF SECTION 26, (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4), OF THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 5: LOT 44, IN BLOCK 37 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, AND THE SOUTHEAST 1/4 OF SECTION 26, (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4), OF THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common known address: 1453 E. 75th Street, Chicago, Illinois 60619

Permanent Index Number(s): 20-26-404-001-0000; 20-26-404-002-0000; 20-26-404-003-0000; and 20-26-404-0004-0000

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EXHIBIT B **Permitted Exceptions**

1. Final installment 2023 real estate taxes and subsequent years not yet due or payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Terms, provisions and conditions as contained in the no further remediation letter dated April 4, 2023 and attached to the leaking underground storage tank environmental notice issued by the Environmental Protection Agency and recorded October 17, 2023 as document no. 2329022039.
4. Terms, provisions and limitations contained in the no further remediation letter, recorded October 17, 2023 as document number 2329022040, by the Illinois Environmental Protection Agency.
5. Terms, provisions and limitations contained in the no further remediation letter recorded _____ as document number _____ by the Illinois Environmental Protection Agency.

Property of Cook County Clerk's Office