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This instrument prepared by:
Ryan R. Morton
Montana & Welch, LLC
192 N. York Street
Elmhurst, Illinois 60126

Doc#: 2410926111 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/18/2024 12:12 PM Pg: 1 of 6

Dec ID 20240401669037
ST/Co Stamp 1-033-539-120 ST Tax \$6,100.00 CO Tax
\$3,050.00
City Stamp 1-214-877-232 City Tax \$64,050.00

Upon Recordation Mail To:
Kathryn Kovitz Arnold
Taft Stettinius & Hollister LLP
111 E. Wacker Dr., Ste. 2600
Chicago, Illinois 60601

WARRANTY DEED

THIS INDENTURE made as of this 3rd day of April, 2024, between 4179 BELMONT, LLC, an Illinois limited liability company ("Grantor"), whose address is 3901 25th Avenue, Schiller Park, Illinois 60176, and WAYLAND AVONDALE LLC, an Illinois limited liability company ("Grantee"), whose address is 361 West Park Avenue, Suite 205, Glencoe, Illinois 60022, 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 (the "Property"), as fully described on Exhibit A attached hereto and made a part hereof.

Permanent Index Real Estate Numbers: 13-27-204-001-0000
13-27-204-002-0000
13-27-204-003-0000
13-27-204-004-0000

Address of Property: 4179 West Belmont Avenue, Chicago, Illinois 60641

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 set forth on Exhibit B attached hereto ("Permitted Exceptions"). Grantor will warrant and defend the Property against all persons lawfully claiming or to claim the same, except for the Permitted Exceptions.

Fidelity National
Title

(Intentionally Left Blank)

DC2400171

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

GRANTOR:

4179 BELMONT, LLC,
an Illinois limited liability company

_____ *[Signature]*

By: **NOAH INVESTMENT MEMBER, INC.,**
an Illinois corporation

By: Bartłomiej Przyjemski
Its: President

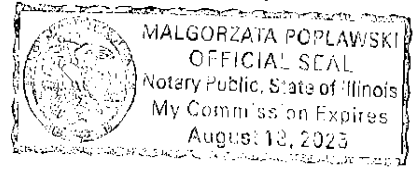
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 President of Noah Investment Member, Inc., 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 3rd day of April, 2024.

Commission expires August 13th, 2024

Malgorzata Poplawski
Notary Public



SEND FUTURE TAX BILLS TO:

Wayland Avondale LLC
361 West Park Avenue, Ste. 205
Glencoe, Illinois 60022

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EXHIBIT A

Legal Description of Property

LOTS 23 TO 26, BOTH INCLUSIVE, IN BLOCK 10 IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 13-27-204-001-0000
13-27-204-002-0000
13-27-204-003-0000
13-27-204-004-0000

Address: 4179 West Belmont Avenue, Chicago, Illinois 60641

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2024 that are not yet due or payable.
2. Notice of Amended and Restated Affordable Housing Covenant and Agreement dated March 2, 2023 between 4179 Belmont, LLC and the City of Chicago, recorded March 2, 2023 as document number 2306134034, and the terms, conditions, and restrictions contained therein. For particulars, see document.
3. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency
Recording Date: September 8, 2023
Recording No. 2325115024
4. Rights of tenants in possession on the rent roll attached to the owner's title policy, as tenants only, under unrecorded leases, none of which contain any options to purchase or rights of first option or first refusal.
5. A mortgage to secure an indebtedness as shown below
Amount: \$3,730,000.00
Mortgagor: Wayland Avondale LLC
Mortgagee: JPMorgan Chase Bank NA

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REAL ESTATE TRANSFER TAX

05-Apr-2024



CHICAGO:

45,750.00

GTA:

18,300.00

TOTAL:

64,050.00 *

13-27-204-002-0000

| 20240401669037

| 1-214-877-232

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

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX



		05-Apr-2024
COUNTY:	3,050.00	
ILLINOIS:	6,100.00	
TOTAL:	9,150.00	
13-27-204-002-0000	20250401669037	1-033-539-120