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Prepared by:

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Doc#: 2414123111 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/20/2024 11:20 AM Pg: 1 of 4

Dec ID 20240501699717

ST/Co Stamp 1-480-467-760 ST Tax \$850.00 CO Tax \$425.00

After recording mail to:

Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, MO 64112
Attn: Sunny Dharwad

Mail Future Tax Bills to:

Cave Enterprises Operations LLC
1624 W. 18th Street
Chicago, IL 60608

(Space Above For Recorder's Use Only)

SPECIAL WARRANTY DEED

MICHAEL A. RODRIGUEZ, an unmarried person ("Grantor") of 5428 S. Harlem Avenue, Summit, IL 60501, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **JHGV LLC, an Illinois limited liability company, ("Grantee")**, of 1624 W. 18th Street, Chicago, IL 60608, the receipt and sufficiency of which is hereby acknowledged, hereby Grants, Bargains, Sells and Conveys unto Grantee all of Grantor's right, title and interest in and to the following described land and the improvements thereon in Cook County, Illinois and legally described as follows:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

with all improvements and located thereon and all right, title and interest, if any, that Grantor may have in and to all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereto.

This conveyance is made by Grantor and accepted by Grantee subject to the following "**Permitted Exceptions**": **General Real Estate Taxes for the years 2023 (second installment) and 2024.**

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, their heirs, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

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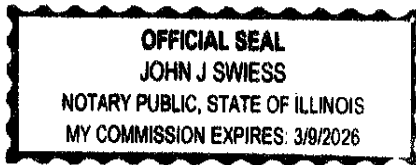
IN WITNESS WHEREOF, this Deed has been executed by Grantor this 16th Day of May, 2024.


MICHAEL A. RODRIGUEZ

State of Illinois §
 § ss.
County of Cook §

On the 16th day of May, 2024, before me, the undersigned, Michael A. Rodriguez, an unmarried person, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that, by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.


Notary Public



My Commission

Expires: 3/9/2026

REAL ESTATE TRANSFER TAX

17-May-2024



COUNTY: 425.00
ILLINOIS: 850.00
TOTAL: 1,275.00

18-12-4-19-033-0000

| 20240501699717 | 1-480-467-760

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LEGAL DESCRIPTION RIDER

EXHIBIT "A"

PARCEL 1: LOT 4 (EXCEPT THE EAST 22 FEET THEREOF) AND THE SOUTH 1/2 OF LOT 3 (EXCEPT THE EAST 22 FEET THEREOF) IN BLOCK 3 IN THE CHICAGO TITLE AND TRUST THIRD ADDITION TO SUMMIT IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 2 (EXCEPT THE EAST 22 FEET THEREOF) AND THE NORTH 1/2 OF LOT 3 (EXCEPT THE EAST 22 FEET THEREOF) IN BLOCK 3 IN CHICAGO TITLE AND TRUST THIRD ADDITION TO SUMMIT, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 5 (EXCEPT THE EAST 22 FEET THEREOF) AND LOT 6 (EXCEPT THE EAST 22 FEET THEREOF) IN BLOCK 3 IN CHICAGO TITLE AND TRUST THIRD ADDITION TO SUMMIT, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5428-30 S. Harlem Avenue, Summit, IL 60501

PIN: 18-12-419-033-0000

Cook County Clerk's Office

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Village of Summit

COUNTY OF COOK • STATE OF ILLINOIS
MUNICIPAL SERVICE CENTER
BUILDING DEPARTMENT
7321 WEST 59TH STREET
SUMMIT, ILLINOIS 60501
PHONE: 708-563-4809 • 708-563-4819
FAX: 708-563-9340

CERTIFICATE OF COMPLIANCE

DATE: APRIL 29, 2024

TO WHOM IT MAY CONCERN:

THE PROPERTY AND BUILDING LOCATED AT 5428-5430 S. HARLEM AVE IN THE
VILLAGE OF SUMMIT HAS BEEN INSPECTED ON APRIL 27, 2024 AND
DOES NOT MEET ALL THE BUILDING CODES FOR A COMMERCIAL PROPERTY.

PERMANENT INDEX NUMBER: 18-12-419-033-0000



PETER CIRAULO
BUILDING DEPARTMENT

IF THIS PROPERTY IS BEING SOLD AS IS THE VILLAGE OF SUMMIT WILL ESCROW \$20,000.00. BUILDING MUST BE DEMOLISHED WITHIN 120 DAYS FROM THE DATE OF CLOSING. WHEN COMPLETED PLEASE CALL 708-563-4809 TO SCHEDULE A RE-INSPECTION. AND ESCROW WILL BE REIMBURESED.