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When recorded mail to:

Brandon Grajewski, Commercial Escrow Officer
First American Title Insurance Company
National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Doc#: 1126218029 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/19/2011 02:50 PM Pg: 1 of 5

NCS-4988604
1 of 1

Special Warranty Deed

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5

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This instrument was prepared by:
 Peter S. Friedman, Esquire
 Friedman, Schuman PC
 101 Greenwood Avenue/5th Floor
 Jenkintown, PA 19046

After recording return to:
 Brandon Grajewski, Commercial Escrow Officer
 First American Title Insurance Company
 National Commercial Services
 2425 E. Camelback Road, Suite 300
 Phoenix, AZ 85016

SPECIAL WARRANTY DEED

THE GRANTOR, EMERALD REALTY PARTNERS, LLC, a Illinois limited liability company, of 636 Old York Road, Jenkintown, PA 19046, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, hereby grants, bargains, sells and conveys to Cole CV Chicago IL, LLC, a Delaware limited liability company, c/o Cole Real Estate Investment, 2555 E. Camelback Road, Suite 400, Phoenix, Arizona 85016, all the estate and rights of the grantor in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto.

subject to: (a) general real estate taxes not yet due and payable; (b) covenants, conditions, restrictions and easements of record; and (c) existing leases and tenancies.

The grantor warrants that the said real estate is free from encumbrances made or suffered by the grantor, and the grantor covenants that the grantor will warrant and defend the said real estate against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

DATED this 14th day of September, 2011.

EMERALD REALTY PARTNERS, LLC

By: 

Name: Bruce A. Goodman

Title: Manager

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EXHIBIT A

LEGAL DESCRIPTION

Property Index Number(s): 25-16-100-006-000 (Lot 4); 25-16-100-007-0000 (Lot 3); 25-16-100-008-000
(Lot 2); 25-16-100-009-000 (Lot 1); 25-16-100-056-0000 (Affects Lots 5 to 10 and alley)
Address(es) of Real Estate: 745 West 103rd Street, Chicago, Illinois 60628

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EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

LOTS 1 THROUGH 10 (EXCEPT THAT PART OF LOT 10 TAKEN FOR WIDENING SOUTH HALSTED STREET PER ORDINANCE APPROVED JUNE 25, 1925 BY THE CITY COUNCIL OF THE CITY OF CHICAGO, ORDER OF POSSESSION WITH DOCKET NUMBER 49438) IN BLOCK 2 IN WHITESIDE'S SUBDIVISION OF THE WEST 1/2 OF LOTS 4 AND 5 OF SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, AS PER DOCUMENT NUMBER 5954.

PARCEL 2:

ALL THAT PART OF THE EAST WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 6 TO 10, BOTH INCLUSIVE, LYING NORTH OF THE NORTH LINE OF LOT 46, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF LOT 6 AND DRAWN FROM THE POINT OF INTERSECTION OF THE NORTH AND NORTHEASTERLY LINES OF LOT 46 IN BLOCK 2 IN WHITESIDE'S SUBDIVISION OF THE WEST 1/2 OF LOTS 4 AND 5 OF SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LYING EAST OF THE EAST LINE OF SOUTH HALSTED STREET, AS WIDENED, BY ORDINANCE APPROVED JUNE 25, 1925 BY THE CITY COUNCIL OF THE CITY OF CHICAGO, ORDER OF POSSESSION WITH DOCKET NUMBER 49438, ENTERED OF RECORD JULY 9, 1941, SAID EAST LINE OF SOUTH HALSTED STREET, AS WIDENED, BEING A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 16, SAID PART OF VACATED PUBLIC ALLEY BEING FURTHER DESCRIBED AS THE WEST 102.75 FEET, MORE OR LESS, OF THE EAST/WEST 16 FOOT PUBLIC ALLEY TO BE VACATED ALL IN THE BLOCK BOUNDED BY WEST 103RD STREET, WEST 104TH STREET, SOUTH HALSTED STREET, AS WIDENED, AND SOUTH EMERALD AVENUE, AS VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON SEPTEMBER 27, 2007, AND RECORDED ON DECEMBER 10, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0734403021.

BEING THE SAME LAND DESCRIBED AS FOLLOWS:

PART OF BLOCK 2 IN WHITESIDE'S SUBDIVISION OF THE WEST 1/2 OF LOTS 4 AND 5 OF SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 2 IN WHITESIDE'S SUBDIVISION; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 131.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 24 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 1 THROUGH 6 IN SAID BLOCK 2 IN WHITESIDE'S SUBDIVISION, 143.65 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 37 SECONDS WEST, 16.00 FEET TO THE NORTH LINE OF LOT 46 IN SAID BLOCK 2 IN WHITESIDE'S SUBDIVISION; THENCE NORTH 89 DEGREES 24 MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 102.75 FEET TO THE WEST LINE EXTENDED OF THAT PART OF LOT 10 IN SAID BLOCK 2 IN WHITESIDE'S SUBDIVISION TAKEN FOR THE WIDENING OF SOUTH HALSTED STREET, SAID LINE BEING THE EAST LINE OF THE WEST 17 FEET OF SAID LOT 10; THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 17 FEET OF SAID LOT 10, A DISTANCE OF 147.00 FEET TO THE NORTH LINE OF SAID LOT 10; THENCE SOUTH 89 DEGREES 24 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 2 IN WHITESIDE'S SUBDIVISION, 246.50 FEET TO THE PLACE OF BEGINNING.