

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### PREPARED BY:

Greenberg Traurig, LLP  
77 West Wacker Drive, Suite 3100  
Chicago, Illinois 60601



Doc#: 1212518025 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/04/2012 12:38 PM Pg: 1 of 9

### WHEN RECORDED RETURN TO:

Sh, Anos, Freedman & Logan  
77 W. Washington Ave., Suite 1211  
Chicago, Illinois 60602  
ATTN: Larry Freedman

### MAIL TAX STATEMENTS TO:

3535 Ashland LLC  
2500 Highland Ave., Suite 103  
Lombard, Illinois 60148  
Attn: Stewart Mills

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

**THIS INDENTURE WITNESSETH THAT WM. WRIGLEY JR. COMPANY**, a Delaware corporation, whose address is 410 North Michigan Avenue, Chicago, Illinois 60601 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN AND SELL**, unto 3535 ASHLAND LLC, an Illinois limited liability company, whose address is 2500 Highland Avenue, Suite 103, Lombard, Illinois 60148 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

SY  
P/g  
S  
SCX  
INT

301-4  
511493  
First American Title Order #

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And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Title Exceptions, as described on **Exhibit B** attached hereto and hereby made a part hereof.

**Permanent Index Number(s):**

- 17-31-415-026-0000 Vol. 521
- 17-31-415-032-0000 Vol. 521
- 17-31-415-033-0000 Vol. 521
- 17-31-415-034-0000 Vol. 521
- 17-31-415-037-0000 Vol. 521
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- 17-31-415-045-0000 Vol. 521
- 17-31-415-046-0000 Vol. 521
- 17-31-415-047-0000 Vol. 521

**Common Address:** 35th Street and Ashland, Chicago, Illinois

[Signature Page Follows]

City of Chicago  
Dept. of Finance  
**620811**

5/3/2012 14:19  
dr00347



Real Estate  
Transfer  
Stamp

**\$1,239.00**

Batch 4,519,879

STATE OF ILLINOIS



MAY.-4.12

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000009234

REAL ESTATE TRANSFER TAX
0011800
FP 103037

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY.-4.12

REVENUE STAMP

COUNTY TAX

# 0000009069

REAL ESTATE TRANSFER TAX
0005900
FP 103042

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[Signature Page to Special Warranty Deed]

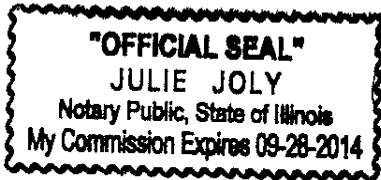
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 30<sup>th</sup> day of April, 2012.

WM. WRIGLEY JR. COMPANY,  
a Delaware corporation

By: [Signature]  
Name: Stephanie Straub  
Title: General Counsel - Americas

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2012, by Stephanie Straub, as General Counsel - Americas of Wm. Wrigley Jr. Company, a Delaware corporation, on behalf of the company. S/he is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Print Name: Julie Joly  
(Notary Public)

My Commission Expires:  
(AFFIX NOTARY SEAL) 09-28-2014

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## EXHIBIT A

### Legal Description

PARCEL 9:

LOTS 29 THROUGH 39, BOTH INCLUSIVE, LOTS 42 THROUGH 44, BOTH INCLUSIVE AND LOT 50 IN BLOCK 2 IN COUNSELMAN'S SUBDIVISION OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1880 AS DOCUMENT 300922 (EXCEPTING FROM SAID LOTS THAT PART OF SAID LOTS LYING EAST OF A LINE 67 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 31 TAKEN FOR WIDENING OF ASHLAND AVENUE) IN COOK COUNTY, ILLINOIS.

AND ALSO DESCRIBED AS:

TRACT 2:

A TRACT OF LAND BEING LOT 50 IN BLOCK 2 IN COUNSELMAN'S SUBDIVISION OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON SEPTEMBER 5, 1871 AS DOCUMENT 5473, EXCEPTING FROM SAID LOTS THAT PART LYING EAST OF A LINE 67 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 31 TAKEN FOR WIDENING OF ASHLAND AVENUE, ALL IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 50; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 50, NORTH 89°58'36" EAST, A DISTANCE OF 91.40 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID ASHLAND AVENUE (100 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY, SOUTH 00°02'12" EAST, A DISTANCE OF 24.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 50; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°58'36" WEST, A DISTANCE OF 91.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 50; THENCE ALONG THE WESTERLY LINE OF SAID LOT 50, NORTH 00°02'47" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,194 SQUARE FEET, OR 0.0504 ACRES, MORE OR LESS.

TRACT 3:

A TRACT OF LAND BEING LOTS 42, 43 AND 44 IN BLOCK 2 IN COUNSELMAN'S SUBDIVISION OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON SEPTEMBER 5, 1871 AS DOCUMENT 5473, EXCEPTING FROM SAID LOTS THAT PART LYING EAST OF A LINE 67 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 31 TAKEN

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FOR WIDENING OF ASHLAND AVENUE, ALL IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 44, NORTH 89°58'36" EAST, A DISTANCE OF 91.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHLAND AVENUE (100 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 00°02'12" EAST, A DISTANCE OF 72.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 42; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°58'36" WEST, A DISTANCE OF 91.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42; THENCE ALONG THE WESTERLY LINE OF SAID LOT 42 AND ITS NORTHERLY EXTENSION THEREOF, NORTH 00°02'47" WEST, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,579 SQUARE FEET, OR 0.1510 ACRES, MORE OR LESS.

TRACT 4:

A TRACT OF LAND BEING LOTS 29 THROUGH 39, INCLUSIVE, IN BLOCK 2 IN COUNSELMAN'S SUBDIVISION OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON SEPTEMBER 5, 1871 AS DOCUMENT 5473, EXCEPTING FROM SAID LOTS THAT PART LYING EAST OF A LINE 67 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 31 TAKEN FOR WIDENING OF ASHLAND AVENUE, ALL IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 39; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 39, NORTH 89°58'36" EAST, A DISTANCE OF 91.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHLAND AVENUE (100 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 00°02'12" EAST, A DISTANCE OF 264.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 29; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°58'36" WEST, A DISTANCE OF 91.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29; THENCE ALONG THE WESTERLY LINE OF SAID LOT 29 AND ITS NORTHERLY EXTENSION THEREOF, NORTH 00°02'47" WEST, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING, CONTAINING 24,112 SQUARE FEET, OR 0.5535 ACRES, MORE OR LESS.

Note: For informational purposes only, the land is known as:

35th and Ashland  
Chicago, IL

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17-31-415-043-0000 Vol. 521  
17-31-415-044-0000 Vol. 521  
17-31-415-045-0000 Vol. 521  
17-31-415-046-0000 Vol. 521  
17-31-415-047-0000 Vol. 521

**Common Address:**

35th and Ashland, Chicago, Illinois

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Title Exceptions

All covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook, Illinois, all matters which would be shown by an accurate survey of the property, and all non-delinquent taxes, bonds and assessments.

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF Illinois )  
 COUNTY OF Cook ) ss.

Stefanie Straub, being duly sworn on oath, states that s/he has an office address at c/o Wm. Wrigley Jr. Company, 410 North Michigan Avenue, Chicago, Illinois 60611, that s/he is a General Counsel - Americas of Wm. Wrigley Jr. Company, a Delaware corporation, the grantor in the attached deed, and that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

A. Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;



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- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

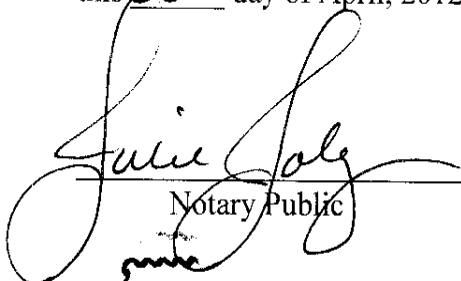
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

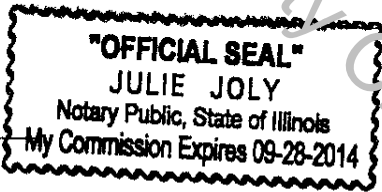
30 Affiant has executed this affidavit on behalf of Wm. Wrigley Jr. Company, as of this day of April, 2012.

WM. WRIGLEY JR. COMPANY, a Delaware corporation

By:   
 Name: Stephanie Straub  
 Its: General Counsel Americas

SUBSCRIBED and SWORN to before me this 30<sup>th</sup> day of April, 2012.

  
 Notary Public



  
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