

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)



Doc#: 1233316032 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/28/2012 10:40 AM Pg: 1 of 6

Steinbarth Investment Limited Partnership, an Illinois limited partnership (the "Grantor"), 3400 W. 35<sup>th</sup> Street, Chicago, Illinois 60632, for and in consideration of TEN AND NO/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Above Space for Recorder's Use Only

JLG Properties, LLC  
2404 S. Wolcott Avenue, Unit 5  
Chicago, IL 60608

an Illinois limited liability company (the "Grantee"), and to its successors and assigns the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

Together with all appurtenances thereunto belonging and all improvements on the above-described real estate.

SUBJECT TO: (i) general real estate taxes not yet due and payable as of the date of Closing; (ii) acts of Grantee and those parties acting through or for Grantee; (iii) the Permitted Exceptions set forth on **Exhibit "B"** attached hereto and incorporated by reference; and (iv) such other easements, covenants, restrictions and conditions recorded against title to the Property; building lines; zoning laws and ordinances; and easements to public utilities.


PERMANENT REAL ESTATE INDEX NUMBERS: 17-30-209-017-1001 and 17-30-209-017-1002

ADDRESS OF REAL ESTATE: 2404 S. Wolcott, Units 1 and 2, Chicago, IL 60608


IN WITNESS WHEREOF, Grantor has caused its name to be signed by its General Partner on November 9, 2012.

STEINBARTH INVESTMENT LIMITED PARTNERSHIP



By: Sunshine, LLC

By:   
Richard J. Steinbarth, Manager

FIRST AMERICAN TITLE  
ORDER # 2316344

| REAL ESTATE TRANSFER   | 11/28/2012    |
|--|---------------|
|  CHICAGO: | \$0.00        |
| CTA:   | \$0.00        |
| <b>TOTAL:</b>  | <b>\$0.00</b> |

17-30-209-017-1001 | 20121101604091 | 4W7F9S

| REAL ESTATE TRANSFER  | 11/28/2012        |
|---|-------------------|
|   COOK | \$1,767.50        |
| ILLINOIS:   | \$3,535.00        |
| <b>TOTAL:</b>   | <b>\$5,302.50</b> |

17-30-209-017-1001 | 20121101604091 | BGWNQ3

S ~~X~~  
P ~~6~~  
S ~~N~~  
SC ~~Yim~~  
INT ~~6~~

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## WARRANTY DEED

To:

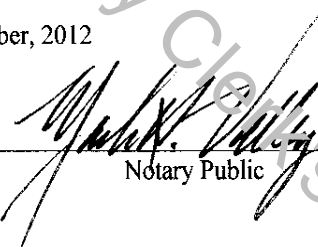
JLG PROPERTIES, LLC

Property of Cook County Clerk's Office

STATE OF ILLINOIS, COUNTY OF COOK, SS [redacted], the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard J. Steinbarth, the Manager of Sunshine, LLC, an Illinois limited liability company, which is the general partner of Steinbarth Investment Limited Partnership, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument pursuant to his authority as the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of Sunshine, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 9<sup>th</sup> day of November, 2012

Commission expires \_\_\_\_\_

  
Notary Public



This instrument was prepared by: Mark R. Valley  
Mark R. Valley Law Firm, LLC  
20 N. Wacker Drive, Suite 2005  
Chicago, IL 60606

MAIL TO:

Luis C. Martinez  
4111 West 63<sup>rd</sup> Street  
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

JLG Properties, LLC  
2404 S. Wolcott, Unit 5  
Chicago, IL 60608

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## EXHIBIT A

Permanent Index Numbers: 17-30-209-017-1001 and 17-30-209-017-1002

Commonly known as: 2404 S. Wolcott Avenue, Units 1 and 2, Chicago, IL 60608

### LEGAL DESCRIPTION

#### PARCEL 1:

**UNITS 1 AND 2 IN CHICAGO INTERNATIONAL PRODUCE MARKET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

#### TRACT A:

**LOTS 1 THROUGH 15 BOTH INCLUSIVE, (EXCEPTING THERE FROM THE WEST 65 FEET OF THE SOUTH 25 FEET OF LOT 2 AND THE WEST 15 FEET OF LOTS 3 THROUGH 15, BOTH INCLUSIVE), AND LOTS 16, 17, AND 18 (EXCEPTING THERE FROM THE WEST 100 FEET THEREOF), ALL IN BLOCK 13; AND LOTS 19 AND 34 BOTH INCLUSIVE, AND LOT 35 (EXCEPTING THERE FROM THE NORTH 80.4 FEET OF THE EAST 30 FEET THEREOF) AND LOT 36 (EXCEPTING THERE FROM THE EAST 80 FEET THEREOF) ALL IN BLOCK 12, ALL SAID LOTS AND BLOCKS BEING IN S.J. WALKER'S DOCK ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE WEST BRANCH OF THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.**

#### TRACT B:

**THE WESTERLY 1/2 OF CANAL "C" LYING EAST OF AND ADJOINING LOTS 19 TO 35, BOTH INCLUSIVE, (EXCEPTING THERE FROM THE NORTH 80.4 FEET OF THE WESTERLY 1/2 OF CANAL "C" LYING EAST OF AND ADJOINING THE NORTH 80.4 FEET OF LOT 35), ALL IN BLOCK 12 IN S.J. WALKER'S DOCK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 NORTH OF RIVER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

#### TRACT C:

**ALL THAT PART OF VACATED SOUTH WOLCOTT AVENUE DESCRIBED AS FOLLOWS: LYING WEST OF THE WEST LINE OF LOTS 19 TO 35, BOTH INCLUSIVE, IN BLOCK 12 AFORESAID LYING EAST OF THE EAST LINE OF LOTS 1 TO 18, BOTH INCLUSIVE, IN BLOCK 13 AFORESAID, LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF LOT 36 IN BLOCK 12 FROM A POINT WHICH IS 38.89 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 36 AS MEASURED ALONG THE WEST LINE OF SAID LOT 36, SAID RIGHT ANGLE LINE EXTENDED WEST TO THE EAST LINE OF LOT 1 IN BLOCK 13 AND LYING NORTH AND NORTHERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 19 IN BLOCK 12 TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 13 AFORESAID; SAID VACATED STREET BEING FURTHER DESCRIBED AS THAT PART OF SOUTH WOLCOTT AVENUE LYING BETWEEN A RIGHT ANGLE LINE DRAWN FROM THE EAST LINE OF SOUTH WOLCOTT AVENUE FROM A POINT 38.89 FEET SOUTH OF THE SOUTHEASTERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD AND THE NORTHWESTERLY LINE OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS VACATED BY VACATION ORDINANCE, RECORDED OCTOBER 4, 2000 AS DOCUMENT NUMBER 00778090.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020271499 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

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**PARCEL 2:**

**THE RIGHT TO USE OF U1-A AND U2-A, EXCLUSIVE LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020271499.**

**PARCEL 3:**

**EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY AGREEMENT RECORDED OCTOBER 19, 1979 AS DOCUMENT NUMBER 25201753 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN LASALLE NATIONAL BANK, UNDER TRUST NUMBER 44760, AND EDWARD HINES LUMBER CO., A CORPORATION OF DELAWARE, OVER THE FOLLOWING DESCRIBED PROPERTY: AN EASEMENT 22 FEET IN WIDTH LYING 11 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; BEING THAT PART OF LOTS 16, 17 AND 18 IN BLOCK 13 IN S.J. WALKER'S DOCK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES NORTH OF THE WEST BRANCH OF THE SOUTH BRANCH OF THE CHICAGO RIVER DESCRIBED AS FOLLOWS:**

**NOTE: THE WEST LINE OF AFORESAID LOTS 16, 17 AND 18 CONSIDERED AS BEARING DUE NORTH FOR THE FOLLOWING COURSES: COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 16, THENCE NORTH 89 DEGREES 54 MINUTES EAST IN ITS NORTH LINE, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING OF THE AFORESAID CENTER LINE; THENCE SOUTH IN AFORESAID CENTER LINE A DISTANCE OF 347.0 FEET TO MANHOLE; THENCE SOUTH 25 DEGREES 49 MINUTES WEST IN AFORESAID CENTER LINE A DISTANCE OF 71.50 FEET TO THE END OF THE SEWER BEING IN THE WESTERLY FACE OF STEEL SHEETING, IN COOK COUNTY, ILLINOIS.**

Office of Cook County Clerk's Office

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## EXHIBIT B TO WARRANTY DEED TO JLG PROPERTIES, LLC

The permitted exceptions concerning the Warranty Deed from Steinbarth Investment Limited Partnership to JLG Properties, LLC are as follows:

21. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded March 11, 2002 as document 0020271499, and First Amendment recorded June 13, 2008 as document 0816509073, as amended from time to time.  
Provisions, limitations and conditions as imposed by the Condominium Property Act.
22. No Further Remediation Letter recorded October 9, 1997 as document 97752836.  
Land Use Limitations: Industrial/Commercial.  
(Affects the underlying land)
23. No Further Remediation Letter recorded March 13, 2002 as document 0020285042.  
Land Use Limitations: Industrial/Commercial.  
(Affects the underlying land)
24. No Further Remediation Letter recorded March 13, 2002 as document 0020285043.  
Land Use Limitations: Industrial/Commercial.  
(Affects the underlying land)
25. Terms, provisions and conditions contained in the Ordinance recorded October 2, 2000 as document 00769573 vacating Wolcott Avenue providing that CenterPoint Realty Services Corporation maintain as private sewers all existing sewers and appurtenances thereto located on said Wolcott Avenue.
26. Terms, provisions, conditions and limitations of a Restrictive Covenant recorded October 4, 2000 as document 00778090.
27. Terms, provisions, covenants, conditions and options contained in Agreement for the Sale and Redevelopment of Land made by and between the City of Chicago, an Illinois corporation and CenterPoint Realty Services Corporation, an Illinois

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corporation dated September 26, 2000 and recorded October 17, 2000 as document 00808011.

28. Terms, provisions, covenants, conditions and options contained in CIPM, L.L.C. Redevelopment Agreement made by and between the City of Chicago, CIPM, L.L.C. and CenterPoint Realty Services Corporation dated September 26, 2001 and recorded September 27, 2001 as document 0010903752.
29. Terms, conditions and provisions of the Easement recorded as document 23017403.  
(Affects the common elements)
30. Terms, conditions and provisions of the Easement Agreement recorded October 19, 1979 as document 25201753.  
(Affects the common elements)
31. Terms, conditions and provisions of the Easement Grant recorded February 27, 1987 as document number 87113657.  
(Affects the common elements)
32. Terms, conditions and provisions of the Easement recorded June 16, 1989 as document 89274550.  
  
Note: Partial Easement Disclaimer recorded August 1, 2002 as document 0020843752.  
(Affects the common elements)
33. Terms, conditions and provisions of the Ameritech Exclusive Easement recorded April 29, 2002 as document 0020485273.  
(Affects the common elements)
34. Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement.
35. Note: The Extended Coverage Endorsement will be considered for approval upon receipt and review of the requirements referenced in exception number 20 above.