

# UNOFFICIAL COPY

Prepared by and after recording  
return to:

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Doc#: 1300945042 Fee: \$50.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2013 11:21 AM Pg: 1 of 7

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## SPECIAL WARRANTY DEED

THE GRANTOR, DICKENS STORAGE PROPERTIES LLC, an Illinois limited liability company, 778 West Frontage Rd, Suite 124, Northfield, IL 60093, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN, GRANT and CONVEY to THE GRANTEE, SOVRAN ACQUISITION LIMITED PARTNERSHIP, a Delaware limited partnership, 6467 Main Street, Buffalo, NY 14221, FOREVER, the following described real estate, and all buildings and improvements thereon, situated in the County of Cook, in the State of Illinois, to-wit ("Premises"):


See Exhibit A attached hereto and incorporated herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, beneficial easements, hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except as noted on Exhibit B attached hereto; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

REAL ESTATE TRANSFER	01/09/2013
 	
COOK	\$2,964.00
ILLINOIS:	\$5,928.00
<b>TOTAL:</b>	<b>\$8,892.00</b>

13-32-219-032-0000 | 20121201603560 | AKA9GD

REAL ESTATE TRANSFER	01/09/2013
	
CHICAGO:	\$0.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

13-32-219-032-0000 | 20121201603560 | FW7HJU

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE SOUTH LINE OF DICKENS AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (NOW CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY) RIGHT OF WAY, BEING THE SOUTH 466 FEET, EXCEPT THE SOUTH 50 FEET FOR RAILROAD AND EXCEPT THE WEST 33 FEET FOR NORTH AUSTIN AVENUE, AND EXCEPT THAT PORTION OF SAID TRACT LYING EAST OF A STRAIGHT LINE DRAWN THROUGH A POINT IN THE NORTH LINE OF SAID SOUTH 466 FEET (BEING THE SOUTH LINE OF DICKENS AVENUE), WHICH POINT IS 562.25 FEET EAST OF THE EAST LINE OF NORTH AUSTIN AVENUE (SAID EAST LINE OF NORTH AUSTIN AVENUE BEING 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32) AND A POINT IN NORTH LINE OF SAID RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY, WHICH POINT IS 561.89 FEET EAST OF SAID EAST LINE OF NORTH AUSTIN AVENUE, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 23 AND 24 IN RESUBDIVISION OF PART OF GRANDVIEW, BEING JOHN T. KELLEY AND OTHERS SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF CENTER LINE OF GRAND AVENUE AND NORTH OF THE SOUTH LINE OF DICKENS AVENUE PRODUCED WEST, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JANUARY 31, 1914 AS DOCUMENT NO. 5349766, IN COOK COUNTY, ILLINOIS.

Also described as:

#### AS SURVEYED DESCRIPTION:

#### PARCEL 1:

Part of the West Half of the Northeast Quarter of Section 32, Township 40 North, Range 13 East, Third Principal Meridian, City of Chicago, Cook County, Illinois being more particularly described as follows:

Beginning at the intersection of the West line of North Austin Avenue and the South line of West Dickens Avenue, City of Chicago, Cook County, Illinois; thence North 90° 00' 00" East, 562.25 feet; thence South 00° 21' 00" East, 416.00 feet; thence North 89° 59' 59" West, 561.89 feet; thence North 00° 24' 00" West, 416.00 feet to the point of beginning.

Contained within said bounds 233,815 square feet or 5.3677 acres.

#### PARCEL 2:

Lots 23 and 24, Resubdivision of part of Grandview, being John T. Kelley and Others Subdivision of that part of the West Half of the Northeast Quarter of Section 32, Township 40 North, Range 13 East, Third Principal Meridian, according to the Plat of said Resubdivision recorded January 31, 1914 as Document No. 5349766, City of Chicago, Cook County, Illinois being more particularly described as follows:

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Beginning at the Northwest corner of said Lot 23; thence North 90° 00' 00" East, 124.73 feet; thence South 00° 24' 00" East, 60.00 feet; thence South 90° 00' 00" West, 124.73 feet; thence North 00° 24' 00" West, 60.00 feet to the point of beginning.

Contained within said bounds 7,484 square feet or 0.1718 acres.

Property Address: 2051 N Austin Ave, Chicago, IL 60639-2706

PIN Nos.: 13-32-219-032-0000  
13-32-219-033-0000  
13-32-225-001-0000

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## EXHIBIT B

- (1) TAXES FOR THE YEAR 2012, NOT YET DUE AND PAYABLE.
- (2) RIGHTS OF TENANTS, AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE TENANTS, AS TENANTS ONLY, WITH NO RIGHTS OF PURCHASE.
- (3) PERPETUAL EASEMENT FOR ELECTRICAL PAOWER, AGREEMENT THAT EACH PARTY MAINTAIN DEWERAGE AND WATER PIPES, PERPETUAL CROSS-EASEMENT FOR RAILWAY SERVICE; SAID EASEMENTS TO BE CO-EXTENSIVE AND TO RUN CONCURRENTLY WITH THE EASEMENT PROVIDED FOR IN THE AGREEMENT MADE BY GRIGSBY-GRUNOW COMPANY, A CORPORATION WITH THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, DATED JANUARY 20 1 1933, AND RECORDED FEBRUARY 15, 1933, AS DOCUMENT 11200213, SAID EASEMENT TO BE LIMITED TO THE PORTION OF THE PREMISES NOW OR HERETOFORE USED AND UTILIZED FOR RAILWAY PURPOSES AND SHALL BE SUBJECT TO THE RIGHT OR RIGHTS OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, AND TO THE CONDITIONS OF THE ORDER OF COURT ENTERED AUGUST 6, 1937, IN CASE 55173 BANKRUPCTY DOCKET IN THE DISTRICT COURT OF THE UNITED STATES FOR THE NORTHERN DISTRICT OF ILLINOIS, EASTERN DIVISION, AS DISCLOSED BY AGREEMENT MADE BY FRANK LANNERT WITH FRANK M. MCKEY, AS TRUSTEE IN BANKRUPTCY OF GRIGSBY-GRUNOW COMPANY, A CORPORATION, BANKRUPT, DATED AUGUST 26, 1937, AND RECORDED SEPTEMBER 1, 1937, AS DOCUMENT 12048565.  
  
(AFFECTS PARCEL 1)
- (4) EASEMENT GRANTED IN THE AGREEMENT DATED AUGUST 26, 1937 AND RECORDED SEPTEMBER 1, 1937 AS DOCUMENT NO 12048565, RELATING TO THE MAINTENANCE AND OPERATION OF STEAM PIPES, AND THE TERMS AND CONDITIONS SET FORTH THEREIN.  
  
(AFFECTS PARCEL 1)
- (5) AGREEMENT MADE BY FRANK LANNERT WITH FRANK M. MCKEY AS TRUSTEE IN BANKRUPTCY OF GRIGSBY GRUNOW COMPANY DATED AUGUST 26, 1937, AND RECORDED SEPTEMBER 13, 1937, AS DOCUMENT 12048564 FOR A PARTY WALL ON THE EAST LINE OF PARCEL 1 AFORESAID.  
  
(AFFECTS PARCEL 1)
- (6) COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT FROM L. A. KINSEY AND SONS WITH ADAM MADDOCH AND MARY MADDOCH, HIS WIFE, DATED AUGUST 1, 1914, AND RECORDED DECEMBER 11, 1918, AS DOCUMENT 6433260

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(AFFECTS LOT 24 IN PARCEL 2)

- (7) COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NO. 10050 TO JACK RUSSE AND FLORENCE RUSSE, HIS WIFE, DATED APRIL 27, 1926 AND RECORDED MAY 18, 1926 AS DOCUMENT 9278465

(AFFECTS LOT 24 IN PARCEL 2)

- (8) FOR INFORMATIONAL PURPOSES ONLY:

ILLINOIS ENVIRONMENTAL REMEDIAL ACTION COMPLETION REPORT, NO FURTHER REMEDIATION LETTER RECORDED DECEMBER 24, 2009 AS DOCUMENT 0935804022.

- (9) MATTERS OF SURVEY AS SHOWN ON SURVEY DATED NOVEMBER 12, 2012, LAST REVISED DECEMBER 7, 2012 MADE BY SARCO ENGINEERING, INC., SUBMITTED BY BOCK AND CLARK NATIONAL SURVEYORS NETWORK PROJECT NO. 201202293-003.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK } SS.

John Mengel as authorized agent of Dickens Storage Properties LLC, being duly sworn on oath, states that he resides at c/o JSM Venture, Inc., 778 West Frontage Road, Suite 124, Northfield, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER 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.

DICKENS STORAGE PROPERTIES LLC  
By: JSM Venture, Inc., its Manager

By: [Signature]  
John S. Mengel  
President

SUBSCRIBED and SWORN to before me

this 18 day of December, 2012

[Signature]  
Notary Public

