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13156331100

or's use only.

Doc#: 1315633110 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2013 01:11 PM Pg: 1 of 5

This Instrument Prepared By
and After Recording Return To:

Erica S. Sitkoff, Esq.
DLA Piper
203 N. LaSalle Street, Suite 1900
Chicago, Illinois 60601

89325200000

SPECIAL WARRANTY DEED

This Deed, made this 2 day of May, 2013, between **ILLINOIS FRANKLIN ASSOCIATES LLC, an Illinois limited liability company ("Grantor")**, and **220 WEST ILLINOIS OWNER, LLC, a Delaware limited liability company ("Grantee")**, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See Schedule 1 attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on Schedule 2 attached hereto and made a part hereof.

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

ILLINOIS FRANKLIN ASSOCIATES, LLC
An Illinois limited liability company

By: _____
Frederick S. Latsko, its Manager

Send Subsequent Tax Bills to:

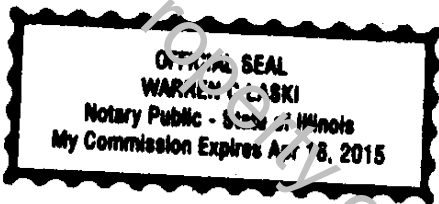
220 West Illinois Owner, LLC
c/o Gerding Edlen
1477 NW Everett Street
Portland, Oregon 97209
Attn: Roger Krage

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 6th day of May, 2013, by Frederick S. Latsko, Manager of Illinois Franklin Associates, LLC, an Illinois limited liability company, on behalf of said company.



Warren C. Laski
Notary Public in and for
the State of Illinois

Printed Name: Warren C. Laski

My commission expires:

REAL ESTATE TRANSFER 05/21/2013



COOK \$6,250.00
ILLINOIS: \$12,500.00
TOTAL: \$18,750.00

17-09-244-005-0000 | 20130501600845 | Y04R21

REAL ESTATE TRANSFER 05/21/2013



CHICAGO: \$93,750.00
CTA: \$37,500.00
TOTAL: \$131,250.00

17-09-244-005-0000 | 20130501600845 | RWS4UW

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SCHEDULE 1 TO SPECIAL WARRANTY DEED

DESCRIPTION OF LAND

LOTS 20 (EXCEPT THE WEST 11.49 FEET THEREOF), 21, 22, 23, 24, 25, AND 26 IN BLOCK 12 IN NEWBERRY'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 17-09-244-005-0000; 17-09-244-006-0000; 17-09-244-007-0000; and 17-09-244-008-0000.

Address: 212-226 W. Illinois Street, Chicago, Illinois

60654

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SCHEDULE 2 TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED PURSUANT TO THAT CERTAIN AGREEMENT BETWEEN OWNER AND ARCHITECT, DATED DECEMBER 2, 2011, BETWEEN ILLINOIS FRANKLIN ASSOCIATES, LLC AND HARTSHORNE PLUNKARD, LTD.
3. TERMS AND PROVISIONS OF ORDINANCE DATED DECEMBER 12, 2008 AND RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0803518010 DESIGNATING (FORMER) ENGINE COMPANY 42 FIREHOUSE AS A CHICAGO LANDMARK (AFFECTS LOT 20).
4. TERMS AND PROVISIONS OF THAT REAL ESTATE SALE CONTRACT DATED SEPTEMBER 8, 2006 AND RECORDED JANUARY 13, 2012 AS DOCUMENT 1201356041 BY AND BETWEEN JDL ACQUISITIONS, LLC, PURCHASER, AND ANTHONY ARLUYATTI, SELLER.
5. ENCROACHMENT OF OVERHEAD SIGNS LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY SOUTH AND ADJOINING, BY AN UNDISCLOSED AMOUNT AS DISCLOSED BY SURVEY BY GREMLEY & BIEDERMANN DATED MARCH 20, 2013, NUMBER 2013-17538-002.
6. ENCROACHMENT OF THE 2 STORY PORTION OF THE BUILDING LOCATED MAINLY ON THE LAND WEST AND ADJOINING, ONTO LAND ABOVE GRADE 23.83 FEET BY 6.34 FEET, AS DISCLOSED BY SURVEY BY GREMLEY & BIEDERMANN, DATED MARCH 20, 2013, NUMBER 2013-17538-002.
7. TERMS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 4, 2008 AND RECORDED MARCH 6, 2008 AS DOCUMENT NUMBER 0806603037 MADE BY AND BETWEEN ILLINOIS FRANKLIN ASSOCIATES, LLC, AND 212-232 WEST ILLINOIS STREET, L.L.C.