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THIS DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Danielle Meltzer Cassel, Esq.
Vedder Price PC
222 North LaSalle Street, Suite 2600
Chicago, Illinois 60601

Doc#: 1323339112 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2013 03:18 PM Pg: 1 of 3

19. f. 16
Send to

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 19 day of August, 2013, by Taylor and Bishop, LLC, an Illinois limited liability company ("Grantor"), having an address of c/o JDM Partners 2400 E. Arizona Biltmore Circle Building 2, Suite 1270, Phoenix, Arizona 85016, to the following ("Grantee");

[STRIKE TWO THAT ARE INAPPLICABLE]

- ~~Bridgeview Bank Group, an Illinois banking corporation, having an address of 4755 North Broadway, Chicago, Illinois 60640.~~
- Hall of Fame Acquisition No. 2 LLC a/an Minnesota limited liability company, having an address of 8500 Normandale Lake Blvd. Ste 600, Minneapolis, MN 55437
- ~~_____ a/an _____, having an address of 4755 North Broadway, Chicago, Illinois 60640.~~

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in and to all buildings, fixtures, equipment, finishes, structures and other improvements now or hereafter located on the real property described on Exhibit A attached hereto and made a part hereof (collectively the "Improvements");

Grantor represents and warrants to Grantee that it is the sole owner of the Improvements, that such Improvements are free and clear of all liens, charges and encumbrances other than the exceptions described on Exhibit B attached hereto (the "Permitted Exceptions"), and Grantor warrants and defends title to the Improvements unto Grantee, its successors, heirs and assigns, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

TO HAVE AND TO HOLD the Improvements in fee simple unto Grantee and its successors, heirs and assigns, forever.

Dated as of August 19, 2013

GRANTOR:
TAYLOR AND BISHOP, LLC

By [Signature]
Name: Title: Jerry Colangelo, Jr. Senior Manager

STATE OF ARIZONA)

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged as of August 27, 2012 by Jerry Colangelo, Senior Manager of Taylor & Bishop, LLC, an Illinois limited liability company, on behalf of the limited liability company.

Kimberly Matthews
Notary Public. Commission Expires Sept 29, 2013



First American Title Order # NCS 513444A

3

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EXHIBIT A LEGAL DESCRIPTION OF FACILITY

PARCEL 1:

LEGAL DESCRIPTION OF REAL ESTATE:

Lots 9, 10, and 11 in Thomas Stinson's Subdivision of Block 48 of Canal Trustee's Subdivision of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois said parcel containing 0.220 acres (9,591 Sq.Ft.) more or less.

COMMON ADDRESS OF REAL ESTATE:

1431 West Taylor Street, Chicago, Illinois

PERMANENT TAX IDENTIFICATION NUMBERS:

17-17-325-012-0000

17-17-325-036-0000

PARCEL 2:

LEGAL DESCRIPTION OF REAL ESTATE:

Lots 25 thru 29, both inclusive, in Thomas Stinson's Subdivision of Block 48 of Canal Trustee's Subdivision of the West Half and the West Half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COMMON ADDRESS OF REAL ESTATE:

Parking lot adjacent to 1431 West Taylor Street located on Fillmore Street, Chicago, Illinois

PERMANENT TAX IDENTIFICATION NUMBERS:

17-17-325-023-0000

17-17-325-024-0000

17-17-325-025-0000

17-17-325-026-0000

17-17-325-027-0000

SEND SUBSEQUENT TAX BILLS TO:

1/c/o NJK Holding Corporation
8500 Normandale Lake Blvd Ste 600
Minneapolis, MN 55439
Attn: Chonda Omaha

STATE OF ILLINOIS

STATE TAX



AUG. 21. 13

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016235

REAL ESTATE TRANSFER TAX
0295000
FP 103037

City of Chicago
Dept. of Finance
650297



Real Estate
Transfer
Stamp
\$30,975.00

Batch 6,955,335

8/21/2013 14:23
DR43142

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 21. 13

REVENUE STAMP

8800016109

REAL ESTATE TRANSFER TAX
0147500
FP 103042

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EXHIBIT B

1. General Real Estate Taxes for the year 2013 and subsequent years which are not yet due and payable.
2. Terms, conditions and provisions as contained in the Agreement for the Sale and Redevelopment of Land by and between the City of Chicago, a municipal corporation, and Fillmore Development L.L.C. recorded August 7, 1998 as document 98695167.
3. Terms, conditions and provisions as contained in a Declaration and Grant of Easement by and between Fillmore Development, L.L.C., an Illinois limited liability company, and Toia Building Property Limited Partnership, an Illinois limited partnership, recorded April 23, 2002 as document 0020463998, together with the rights of the adjoining owners in and to the concurrent use of said easement.

