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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2013 03:07 PM Pg: 1 of 5

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When recorded, return to:
311 N. Morgan, LLC
c/o Sterling Bay Companies,
LLC
1040 W. Randolph St.
Chicago, Illinois 60607
Attn : Dean J. Marks, Esq.

(Above Space for Recorder's Use Only)

8933129-Tms (141)

SPECIAL WARRANTY DEED

The Grantor, ROBERTS ELECTRIC COMPANY, an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, having its principal office at 311 N. Morgan Street, Chicago, IL 60607, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to 311 N. MORGAN, LLC, a Delaware limited liability company, having its principal office at 1040 W. Randolph Street, Chicago, IL 60607, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

PINS: 17-08-412-005-0000 AND 17-08-412-009-0000
Address of Real Estate: 311-19 N. Morgan Street, Chicago, IL 60607

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EXHIBIT A TO SPECIAL WARRANTY DEED

PARCEL 1:

LOT 9 (EXCEPT THE SOUTH 5 FEET THEREOF DEDICATED FOR ALLEY) IN BLOCK 15 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF LOT 3 AND ALL OF LOTS 4, 5 AND 6 IN BLOCK 15 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE SOUTH 1/2 OF VACATED CARROLL AVENUE LYING NORTH AND ADJOINING SAID WEST 1/2 OF LOT 3 AND ALL OF SAID LOTS 4 AND 5, AS VACATED BY ORDINANCE RECORDED SEPTEMBER 18, 2008 AS DOCUMENT 0826245111.

Common Street Address: 311-319 North Morgan Street, Chicago, Illinois

Tax Identification No.: 17-08-412-005-0000 and 17-08-412-009-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.

2. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED CARROLL AVENUE FOR MAINTENANCE THEREIN OF ANY UNDERGROUND UTILITIES. (AFFECTS THAT PORTION OF PARCEL 2 FALLING WITHIN SAID VACATED STREET).

3. EASEMENTS IN FAVOR OF COMMONWEALTH EDISON AND AT&T/SBC, THEIR SUCCESSORS AND ASSIGNS TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE AND RENEW OVERHEAD POLES, WIRES AND ASSOCIATED EQUIPMENT AND UNDERGROUN CONDUIT, CABLES AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND TELEPHONIC AND ASSOCIATED SERVICES UNDER, OVER AND ALONG THAT PART OF VACATED WEST CARROLL AVENUE, AS RESERVED IN THE ORDINANCE OF VACATION RECORDED SEPTEMBER 18, 2008 AS DOCUMENT 0826245111.

(AFFECTS THAT PORTION OF PARCEL 2 FALLING WITHIN SAID VACATED STREET)

4. RESTRICTIVE COVENANT RECORDED SEPTEMBER 18, 2008 AS DOCUMENT 0826245110, EXECUTED BY THE NEALEY FAMILY LIMITED PARTNERSHIP; PIONEER WHOLESALE MEAT COMPANY; H. CARRUTH, L.L.P.; ACTIVE PROPANE COMPANY AND ROBERTS ELECTRIC COMPANY (OWNERS) WHEREBY SAID OWNERS AGREE AND COVENANT TO THE CITY OF CHICAGO, ITS SUCCESSORS AND ASSIGNS, CERTAIN COVENANTS, TERMS, PROVISIONS AND LIMITATIONS SET FORTH THEREIN.

SAID INSTRUMENT PROVIDES FOR REVERSION RIGHTS TO THE CITY OF CHICAGO IN THE EVENT OF VIOLATION OF SAID RESTRICTIONS.

(AFFECTS PARCEL 2 AND OTHER PROPERTY)

5. SURVEY MATTERS:

ENCROACHMENT OF THE 2 STORY BRICK BUILDING LOCATED MAINLY ON LOT 9 IN PARCEL 1 OF THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.07 TO 0.15 FEET;

ENCROACHMENT OF THE 2 STORY BRICK BUILDING LOCATED MAINLY ON LOT 9 IN PARCEL 1 OF THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY

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APPROXIMATELY 0.03 FEET AS SHOWN ON PLAT OF SURVEY NUMBER 2013-17932-001 PREPARED BY GREMLEY & BIEDERMANN DATED JULY 3, 2013.

ENCROACHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY AN UNDISCLOSED MEASUREMENT, AS SHOWN ON PLAT OF SURVEY NUMBER 2013-17932-001 PREPARED BY GREMLEY & BIEDERMANN DATED JULY 3, 2013.

ENCROACHMENT OF THE CONCRETE PAVEMENT LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY AN UNDISCLOSED MEASUREMENT, AS SHOWN ON PLAT OF SURVEY NUMBER 2013-17932-001 PREPARED BY GREMLEY & BIEDERMANN DATED JULY 3, 2013.

ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE VACATED CARROLL AVENUE IN PARCEL 2, OF THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.95 FEET AND EAST AND ADJOINING BY APPROXIMATELY 0.45 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2013-17932-001 PREPARED BY GREMLEY & BIEDERMANN DATED JULY 3, 2013.