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This document prepared by:

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1329126035 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/18/2013 10:38 AM Pg: 1 of 4

After recording return to:

Frank Zangara, Esq. Law Office of Frank Zangara 7115 Virginia Road, Suite 116 Crystal Lake, 1), 60014-3110

Property Address:

4300 South State Strect Chicago, Illinois

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEEL' is made between Sasafrasnet Beep-Beep, LLC, an Illinois limited liability company, having in office at 13555 Bishops Court, Suite 100, Brookfield, Wisconsin 53005 ("Grantor"), and 43rd Real Estate Inc., an Illinois corporation, having an office at 4300 South State Street, Chicago, IL 60609 ("Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY to Grantee and its successors and assigns all of Grantor's right, title and interest in and to that certain real property situated in the County of Cook, State of Illinois described on Exhibit A attached hereto and made a part here of, together with all improvements thereon, and all privileges, rights, easements, harditaments and appurtenances thereunto belonging, and all right, title and interest of Grantor in and to all streets, alleys, passages and other rights of way included therein or adjacent thereto (collectively, the "Property"), TO HAVE AND TO HOLD the Property FOREVEP.

Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Property unto Grantee and its successors and assigns, against all persons or entities making any claims or demands concerning the Property by, through or under the Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

Grantee acknowledges that the Property is subject to the Environmental Restrictions made by BP Products North America Inc., as grantor, for its benefit and for

1329126035D Page: 2 of 4

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the benefit of other parties and persons as set forth in that certain Quit Claim Deed, and recorded with the Cook County Recorder of Deeds on April 6, 2009, as Document No. 090640129, as if the same were fully set forth herein.

Date: 4-6-2013, 2013

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year written above.

SASAFRASNET BEEP-BEEP, LLC

BY: Sasafrasnet, LLC, Manager

STATE OF (1)7

COUNTY OF Milwauke

I, the undersigned, a Notary Public in and icr said County, in the State aforesaid. DO HEREBY CERTIFY that Ulice Payne, Jr. personally known (or proved to me on the basis of sufficient evidence) to me to be the Manager of Sasafrasnet, LLC, Manager of Sasafrasnet Beep-Beep, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before the this day in person and acknowledged that as such Manager he signed and delivered soid instrument as Manager of said limited liability company as his free and voluntary are, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 310 day of _

Commission expires 6/14, 20/5

Mail Tax Bills To: 4300 South State Street Chicago, IL 60609

1329126035D Page: 3 of 4

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Exhibit A

Legal Description of Property

Lots 1 to 5, both inclusive, and the East 1/2 of the vacated alley lying west and adjoining, all in Block 1, in Jackson's Subdivision of the North 5 chains of the Southeast quarter of Section 4, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Tax Identification Number: 20-04-405-037-0000

fic. 1000 Coop Collin, 09/16/2013 \$5,000.00 CHICAGO: \$2,409.00 \$8,1,1000 CTA: TOTAL: 20-04-405-037-0000 | 20130901602635 | 80R32

> 09/16/2013 REAL ESTATE TRANSFER \$400.00 COOK \$800.00 ILLINOIS: \$1,200.00 TOTAL: 20-04-405-037-0000 | 20130901602635 | 4A7U5C

1329126035D Page: 4 of 4

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Exhibit B

Permitted Title Exceptions

- 1. Rights or claims of parties in possession, not shown by the public records.
- 2. Easements or claims of easements, not shown by the public records.
- 3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate ALTA/ACSM survey of the Property.
- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
- 6. General taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
- 7. All matters contained in the Quit Claim Deed recorded as Document No. 090640129.
- 8. Rights of the City of Chicago, the State of Illinois, the Public and owners of adjoining land in and to that portion of the Property a ling within the vacated alley.
- 9. Rights of public or quasi-public utilities, if any, in the portion of the Property falling within the vacated alley for the maintenance the ein of poles, conduits, sewers and other similar improvements.
 - 10. Municipal and zoning ordinances and agreements entered under them.
- 11. Any encumbrance, violation, variation or adverse circumstance offecting title caused, directly or indirectly, by Grantee, or Grantee's affiliate(s), as a prior tenant in possession of the Property.