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Doc#: 1404519115 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/14/2014 03:24 PM Pg: 1 of 8

(Space Above this Line for County Recorder's Use Only)

SPECIAL WARRANTY DEED

This Indenture, made as of this 10th day of January, 2014 between **RENAISSANCE 21 VENTURE, L.L.C.**, an Illinois limited liability company ("**Grantor**"), and **WANXIANG AMERICA CORPORATION**, a Kentucky corporation ("**Grantee**"), whose address is 88 Airport Road, Elgin, Illinois 60123, **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and its successors and assigns, **FOREVER**, Grantor's interest in and to the real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and incorporated herein by reference.

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 or demand or whatsoever, of Grantor, either in 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 above described, with the appurtenances, unto Grantee, and their successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and their 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to the matters described in Exhibit B attached hereto and incorporated herein by reference.

City of Chicago
Dept. of Finance

661097

2/14/2014 14:44

dr00764



Real Estate
Transfer
Stamp

\$0.00

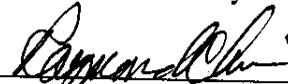
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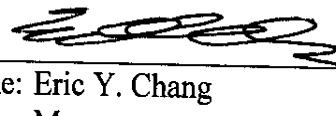
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the day and year first above written.

Grantor:

RENAISSANCE 21 VENTURE, L.L.C.,
an Illinois limited liability company

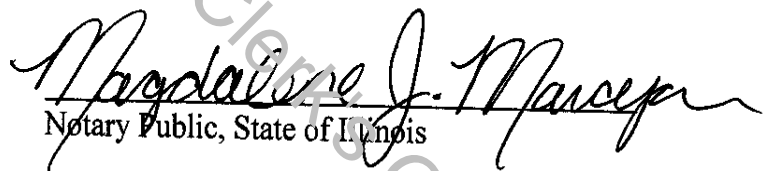
By: 
Name: Raymond M. Chin
Its: Manager

By: 
Name: Eric Y. Chang
Its: Manager

STATE OF ILLINOIS

COUNTY OF COOK

This instrument was acknowledged before me on November 23rd, 2011 by Raymond M. Chin and Eric Y. Chang, the Managers of Renaissance 21 Venture, L.L.C., an Illinois limited liability company, on behalf of said limited liability company.


Notary Public, State of Illinois

My Commission Expires:

3/22/14

This Deed was prepared by and after recording return to:



Randal J. Selig, Esq.


~~Selig Jindal, LLP~~ The Selig Law Firm, P.C.
~~1622 Willow Road, Suite 206~~ 65 E. Wacker Pl.
~~Northfield, IL 60093~~ Suite 1220
~~Chicago, IL 60601~~

Send Subsequent Tax Bills To:

Wanxiang America Corporation
88 Airport Road
Elgin, IL 60123

Exempt from transfer tax under Illinois Real Estate Transfer Tax Law, Sec. 31-45(l) and Cook County Real Property Transfer Tax Ordinance Sec. 74-106(13).

1/12/14
Date


Grantor/Grantee or Agent

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EXHIBIT A

[SEE ATTACHED]

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Lots 1, 2, 3, and 4 in the Subdivision of Lots 5 to 8, inclusive, in John B. Gest's Subdivision of that part North of 21st Street of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lots 1, 2, 3, and 4 in John B. Gest's Subdivision of that part North of 21st Street of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also

Lots 19 to 22, 25 to 28, 31 to 34, 37 to 40, 43 to 46, 49 to 52, 55 to 58, and 61 to 64 and all of the North-South 14-foot vacated alley lying East of and adjoining Lots 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61, and 64, and West of and adjoining Lots 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62, and 63, all in the Subdivision of Lot 1 in Block 38 in Canal Trustees' Subdivision of the West ½ and so much of the South East ¼ as lies West of the South branch of the Chicago River of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing on a point on the East line of said Lot 4 on the South line of 21st Street and running thence South on the West line of Jefferson Street, 140 feet; thence West parallel with the South line of 21st Street, 234 feet and 1 7/8 inches; thence North parallel with the West line of Jefferson Street, 140 feet to the South line of 21st Street; thence East to the point of beginning (except therefrom that part falling within the following described tract of land: That part of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point on the East line of said Lot 4 (being the West line of vacated South Jefferson Street), 295.00 feet North of the North line of West 22nd Street; thence West parallel with the North line of said West 22nd Street, a distance of 233.95 feet; thence North 71.84 feet to a point 234.03 feet West of the West line of said vacated South Jefferson Street; thence East parallel with the North line of said West 22nd Street, a distance of 234.04 feet to a point on the West line of said vacated South Jefferson Street; thence South along the West line of said vacated South Jefferson Street, a distance of 71.84 feet to the point of beginning).

That part of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at a point on the East line of said Lot 4 (being the West line of vacated South Jefferson Street), 366.84 feet North of West 22nd Street; thence West parallel with the North line of said West 22nd Street, a distance of 234.03 feet to the point of beginning; thence continuing West parallel with the North line of said West 22nd Street, a distance of 129.71 feet to a point on the West line of said Lot 4; thence North along the West line of said Lot 4, a distance of 129.78 feet to a point on the South line of vacated West 21st Street; thence East along the South line of said vacated West 21st Street, a distance of 129.70 feet to a point 234.16 feet West of the West line of said vacated South Jefferson Street; thence South, a distance of 129.43 feet to the point of beginning.

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Parcel 3:

That portion of the West $\frac{1}{2}$ of vacated South Jefferson Street, 66 feet wide, lying South of and adjoining the Westward prolongation of the South line of vacated West 20th Place and North of and adjoining a line which is 366.84 feet North of and parallel with the North line of West 22nd Street;

All of the portion of vacated West 21st Street, 60 feet wide, which portion lies West of and adjoining the West line of South Jefferson Street (as said West line is extended through said West 21st Street) and East of and adjoining the Southward extension of the center line of vacated South Desplaines Street, as extended Southward to the South line of vacated West 21st Street;

That portion of the East $\frac{1}{2}$ of vacated South Desplaines Street, 50 feet wide, which portion lies North of and adjoining the North line of vacated West 21st Street, as said North line is extended through said vacated South Desplaines Street, and lying South of and adjoining the Eastward extension of the South line of the North 20 feet of Lot 59 in the Subdivision of Lot 1 in Block 38 of Canal Trustees' Subdivision aforesaid;

The South $\frac{1}{2}$ of vacated West 21st Street, 60 feet wide, lying West of and adjoining the center line of vacated South Desplaines Street extended Southward to the South line of said vacated West 21st Street and lying East of and adjoining the Northward extension of the West line of Lot 4 in Block 38 in said Canal Trustees' Subdivision;

All in the South West $\frac{1}{4}$ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 4:

Easement for the benefit of Parcels 1, 2, and 3 for ingress and egress as created by Declaration of Easement dated February 29, 2000, and recorded April 28, 2000, as document number 00300044 and re-recorded January 31, 2005, as document 0503133180 over and upon:

The East $\frac{1}{2}$ of vacated Jefferson Street adjacent to Lot 3 in Block 37 in Canal Trustees' Subdivision of the West $\frac{1}{2}$ and so much of the South East $\frac{1}{4}$ as lies West of the South branch of the Chicago River of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and the South 12 feet of vacated 20th Place adjacent to Lot 3 aforesaid and extending to the western most boundary of said easement

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PIN: 17-21-323-005-0000
17-21-323-006-0000
17-21-323-007-0000
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17-21-323-029-0000
17-21-323-030-0000
17-21-323-038-0000
17-21-323-039-0000
17-21-330-007-0000

CKA: 2040 SOUTH JEFFERSON STREET, CHICAGO, IL 60616

Cook County Clerk's Office

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EXHIBIT B

1. General real estate taxes and specials assessments not yet due and payable
2. Covenants, conditions, restrictions, and easements of record

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/14, 2014

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 14, day of Dec, 2014

Notary Public _____



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 2/14, 2014

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 14, day of Feb, 2014

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)