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Doc#: 1405119076 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2014 10:45 AM Pg: 1 of 6

PREPARED BY AND MAIL TO:

Shapiro & Gellert, PLLC
651 Briarwood Court
Oradell, New Jersey 07649
Attn: Andrew H. Shapiro, Esq.

NAME AND ADDRESS OF TAXPAYER:

Saks Incorporated
12 East 49th Street
New York, New York 10017
Attn: Theresa Gladstein

SPECIAL WARRANTY DEED

THE GRANTOR, SCCA STORE HOLDINGS, INC., a Delaware corporation, with an address c/o Saks Incorporated, 12 East 49th Street, New York, New York 10017, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, GRANTS, BARGAINS AND SELLS to:

SCCA STORE HOLDINGS REAL PROPERTY LLC, a Delaware limited liability company, the Grantee, with an address c/o Saks Incorporated, 12 East 49th Street, New York, New York 10017, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

[See legal description attached as Exhibit "A"]

Together with all rights, privileges, hereditaments and appurtenances thereto 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 whatsoever, of

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the Grantor, either at law or in equity, of, in and to the above-described premises; to have and to hold the said premises as above described, with appurtenances unto the Grantee, its heirs, successors and assigns forever, subject to the following matters of record:

[See matters of record attached as Exhibit "B"]

And Grantor hereby covenants with Grantee that Grantor (i) is lawfully seized of the property in fee simple; (ii) has good right and lawful authority to sell and convey the property; (iii) hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Property Index Numbers: 17-07-232-011-0000
17-07-232-012-0000
17-07-232-013-0000
17-07-232-023-0000

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Signature Follows on Next Page]

Special Warranty Deed – Chicago, IL (Office)

2/20/2014 9:34
DR43142

City of Chicago
Dept. of Finance
661362



Real Estate
Transfer
Stamp

\$0.00

Batch 7,691,034

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IN TESTIMONY WHEREOF, the said SCCA Store Holdings, Inc., a Delaware corporation, has executed this Special Warranty Deed as of the 5 day of Jan, 2014.

GRANTOR:

SCCA STORE HOLDINGS, INC.

By: D. Pickwood
Name: David Pickwood
Title: General Counsel & Secretary

Province
STATE OF Ontario)
City
COUNTY OF Toronto) SS:

I, Paul Karvanis, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT David Pickwood, General Counsel & Secretary of SCCA Store Holdings, Inc., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing SPECIAL WARRANTY DEED, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the corporation and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 11th day of December, 2013.

[Signature]
NOTARY PUBLIC

Name and Address of Preparer:

Andrew H. Shapiro, Esq.
Shapiro & Gellert, PLLC
651 Briarwood Court
Oradell, New Jersey 07649

Exempt under provisions of Paragraph i
Section 4, Real Estate Transfer Act.
Dated: 1-5-14

ADDRESS OF PROPERTY

1716 West Hubbard Street
Chicago, Illinois 60622

[Signature]
Signature

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

Lots 2, 3, 6, 7, 15, 16, 17, 18, 19 and the West 4.3 feet of Lot 14 all in Embree's Subdivision of Block 31 of Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

The West 1/2 of the vacated alley, lying East of and adjoining Lots 6 and 7, aforesaid; and The North 1/2 of the vacated alley, lying South and adjoining Lot 7, aforesaid and South of the West 1/2 of the heretofore mentioned North/South vacated alley extended South; and The South 1/2 of the vacated alley, lying North of and adjoining Lots 15 to 19, inclusive, and the West 4.3 feet of Lot 14 aforesaid, all in Cook County, Illinois. 1716 West Hubbard Street, Chicago, IL.

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED TITLE EXCEPTIONS

1. The taxes for the year 2014 and subsequent years which are not yet due and payable.
2. Grant of Easement set forth in Document 26787749, recorded September 21, 1983 in the public records of Cook County, Illinois. (Affects Parcel 2)
3. Declaration of Easement set forth in Document 25933535, recorded July 10, 1981 in the public records of Cook County, Illinois. (Affects Parcel 2)
4. Grant of Easement set forth in Document 26787747, recorded September 21, 1983 in the public records of Cook County, Illinois. (Affects Parcel 2)
5. Declaration of Easement set forth in Document 25933534, recorded July 10, 1981 in the public records of Cook County, Illinois. (Affects Parcel 2)
6. Acts of Grantee.

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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 ILLINOIS.

Dated 1-5, 2014 SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 5 day of Jan 2014

Notary Public [Signature]



THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.,

Dated 1-5, 2014 SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 5 day of Jan 2014

Notary Public [Signature]



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

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)