

# UNOFFICIAL COPY

**PREPARED OUTSIDE OF ILLINOIS BY:**

Laura A. Lo Bianco, Esq.  
Fennemore Craig, P.C.  
2394 E. Camelback Road, Suite 600  
Phoenix, AZ 85016

**RETURN TO:**

SPIRIT MASTER FUNDING IV, LLC  
16767 North Perimeter Drive, Suite 210  
Scottsdale, AZ 85260-1042  
Attn: Caryn Benjamin

**Property Address Parcel 1:**

2230 N. Dominick Street, Chicago, IL **b0b14**  
**P.I.N.:** 14-32-107-056-0000 Vol. 492  
(Cook County)

**Property Address Parcel 2:**

1500 W. Webster Avenue, Chicago, IL **b0b14**  
**P.I.N.:** 14-32-107-057-0000 Vol. 492  
(Cook County)



**Doc#:** 1415645044 **Fee:** \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2014 12:50 PM Pg: 1 of 6

**Send subsequent tax bills to:**

Crème de la Crème (Lessee), Inc.  
8400 E. Prentice, Suite 1320  
Greenwood Village, Colorado 80111

**WARRANTY DEED**

Deed executed this 30 day of May, 2014, and made effective as of the 30 day of May, 2014, by WEST WEBSTER LLC, an Illinois limited liability company and KNOXVILLE, L.L.C., an Illinois limited liability company having an address of 666 Dundee Road, Suite 1102, Northbrook, Illinois 60062 (collectively, "**Grantor**"), to SPIRIT MASTER FUNDING IV, LLC, a Delaware limited liability company having an address of 16767 North Perimeter Drive, Suite 210, Scottsdale, Arizona 85260-1042 ("**Grantee**").

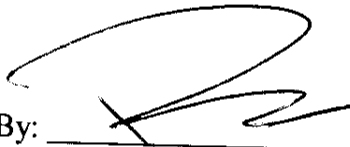
Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to Grantee that certain real property situated in the Cook County in the State of Illinois, which is described on **Exhibit A** attached hereto (the "**Property**"), together with the hereditaments and appurtenances pertaining to such Property, 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 Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever. SUBJECT TO those matters set forth on **Exhibit B** attached hereto.

**NCS-657656A**  
**3 of 5**

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered as of the day and year first above written.

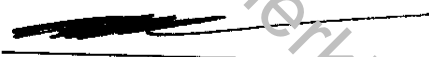
**WEST WEBSTER LLC**, an Illinois limited liability company

By:   
Name: RICHARD SCIOTINO  
Title: Authorized Member

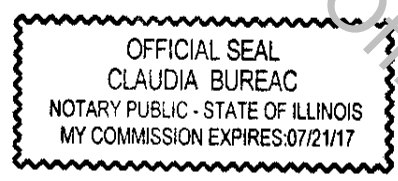
State of ILLINOIS  
County of COOK


I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Richard Sciotino, in Authorized Member of **WEST WEBSTER LLC**, an Illinois limited liability company, personally known to me to be the person holding such office in such corporation whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he/she signed and delivered said Deed as his/her free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of May, 2014.



  
Notary Public

My commission expires: 7/21/17



REAL ESTATE TRANSFER		06/02/2014
	CHICAGO:	\$45,000.00
	CTA:	\$18,000.00
	<b>TOTAL:</b>	<b>\$63,000.00</b>

14-32-107-056-0000 | 20140501607402 | 5F6AP8

REAL ESTATE TRANSFER		06/02/2014
	COOK:	\$3,000.00
	ILLINOIS:	\$6,000.00
	<b>TOTAL:</b>	<b>\$9,000.00</b>

14-32-107-056-0000 | 20140501607402 | CXMZZZ

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KNOXVILLE, L.L.C., an Illinois limited liability company

By: Alan G. Schwartz  
Name: ALAN G. SCHWARTZ  
Title: managing member

State of Illinois

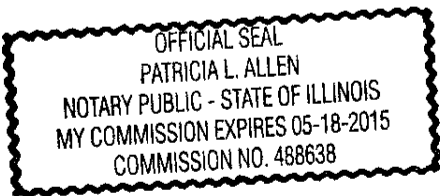
County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Alan G. Schwartz the managing member of KNOXVILLE, L.L.C., an Illinois limited liability company, personally known to me to be the person holding such office in such corporation whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he/she signed and delivered said Deed as his/her free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of May, 2014.

Patricia L. Allen  
Notary Public

My commission expires: 05-18-2015



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## EXHIBIT A TO WARRANTY DEED STREET ADDRESS AND LEGAL DESCRIPTION

Parcel 1 Street Address: 2230 N. Dominick Street, Chicago, IL  
P.I.N.: 14-32-107-056-0000 Vol. 492 (Cook County)

Parcel 2 Street Address: 1500 W. Webster Avenue, Chicago, IL  
P.I.N.: 14-32-107-057-0000 Vol. 492 (Cook County)

### Legal Description:

#### PARCEL 1:

THAT PART OF LOTS 49, 50, 51, 52 AND 53, TAKEN AS A TRACT, IN BLOCK 4 IN NICKERSONS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 15 AND SUB-BLOCK 5 OF THE EAST 1/2 OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE RESUBDIVISION OF LOTS 28, 29 AND 30 IN SAID NICKERSON'S SUBDIVISION RECORDED AUGUST 19, 1872 AS DOCUMENT 50549, ALL BEING IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 53; THENCE SOUTH 45 DEGREES 34 MINUTES 50 SECONDS EAST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHEASTERLY LINE OF LOT 53, 154.39 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 10 SECONDS WEST AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 152.00 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 30 SECONDS WEST, 6.97 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 49 SECONDS WEST, 58.32 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT); THENCE NORTH 25 DEGREES 01 MINUTES 01 SECONDS WEST ALONG AFORESAID PARALLEL LINE AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT), 145.38 FEET, TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 53; THENCE NORTH 44 DEGREES 25 MINUTES 10 SECONDS EAST ALONG AFORESAID NORTHWESTERLY LINE OF LOT 53, 162.18 FEET, TO THE POINT OF BEGINNING.

#### PARCEL 2:

LOTS 49, 50, 51, 52 AND 53 IN BLOCK 4 IN NICKERSONS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 15 AND SUB-BLOCK 5 OF THE EAST 1/2 OF

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Exhibit A to Warranty Deed  
Crème de la Crème  
Chicago, IL  
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SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE RESUBDIVISION OF LOTS 28, 29 AND 30 IN SAID NICKERSON'S SUBDIVISION RECORDED AUGUST 19, 1872 AS DOCUMENT 50549, ALL BEING IN COOK COUNTY, ILLINOIS,

(EXCEPT THAT PART DESCRIBED AS FOLLOWS):

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 53; THENCE SOUTH 45 DEGREES 34 MINUTES 50 SECONDS EAST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHEASTERLY LINE OF LOT 53, 154.39 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 10 SECONDS WEST AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, 152.00 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 30 SECONDS WEST, 6.97 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 49 SECONDS WEST, 58.52 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT); THENCE NORTH 25 DEGREES 02 MINUTES 01 SECONDS WEST ALONG AFORESAID PARALLEL LINE AND 17.00 FEET, MEASURED PERPENDICULAR, NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOTS 52 AND 53 (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF TRACT), 145.38 FEET, TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 53; THENCE NORTH 44 DEGREES 25 MINUTES 10 SECONDS EAST ALONG AFORESAID NORTHWESTERLY LINE OF LOT 53, 162.18 FEET, TO THE POINT OF BEGINNING.

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Exhibit A to Warranty Deed  
Crème de la Crème  
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## EXHIBIT B TO WARRANTY DEED PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the(s) 2013 (final installment), 2014, and subsequent years. All taxes and assessments due and payable have been paid.
2. A permanent easement in favor of the Metropolitan Sanitary District of Greater Chicago for construction of in-stream aeration facilities for the purpose of upgrading the quality of the waters of said waterway as acquired in a judgment order entered on September 14, 1976 and amended on October 21, 1976 in case no. 74L 18737 in the circuit Court of Cook County, Illinois.  
(Affects West 12 feet of Lots 52 and 53)
3. Illinois EPA Site Remediation Program Environmental Notice recorded January 22, 2010 as document 1002256091.  
(Affects Parcel 1)
4. Rights of the Public, the State of Illinois and the Municipality, in and to that part of the land, if any, taken or used for road purposes, including but not limited to that part of the land taken in instrument dated May 15, 1916 and recorded May 19, 1916 as document 5871603.  
(Affects Parcel 2)
5. Unrecorded lease between Spirit Master Funding IV, LLC, as landlord, and Crème de la Crème (Lessee), Inc., as tenant, evidenced by the Memorandum of Lease recorded \_\_\_\_\_, 2014 as document \_\_\_\_\_.

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Exhibit B to Warranty Deed  
Crème de la Crème  
Chicago, IL  
P03876