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Doc#: 1500701004 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2015 09:30 AM Pg: 1 of 6

This document was prepared by
Sterling Bay Companies, LLC
1040 W. Randolph St.
Chicago, Illinois 60607
Attn: Dean Marks, Esq.

When recorded return to:
Deutsch, Levy & Engel, Chartered
225 W. Washington St., Suite 1700
Chicago, Illinois 60606
Attn: Kenneth Funk, Esq.

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12th day of December, 2014 between 1901 W. Carroll, LLC, a Delaware limited liability company, having an address at c/o Sterling Bay Companies, LLC, 1040 W. Randolph Street, Chicago, Illinois 60607 ("Grantor"), and Chicago Teachers Union Foundation, Inc., an Illinois not-for-profit corporation, having an address at 222 Merchandise Mart Plaza, Suite 400, Chicago, IL 60654 ("Grantee");

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns;

Box 400-CTCC

S Y
P GG
S N
SC Y
INT DB

8962494-Tms (1 of 3)

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.



GRANTOR:

1901 W. CARROLL, LLC,
a Delaware limited liability company

By: 1901 W. Carroll Manager, LLC, a Delaware limited
liability company, its Manager


By: Sterling Bay Capital Management, LLC, a Delaware limited liability company, its Manager

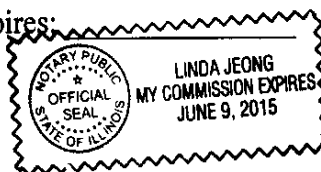
By: ANDREW GLOCK
Name: ANDREW GLOCK
Title: Manager

REAL ESTATE TRANSFER TAX		17-Dec-2014
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-07-404-011-0000	20141201650601	1-351-821-952


THE STATE OF ILLINOIS) ss
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COOK) ss

I, Andrea Long, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT ANDREW GLODZ, a Manager of Sterling Bay Capital Management, LLC, manager of 1901 W. Carroll Manager, LLC, manager of 1901 W. Carroll, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary deed of said limited liability companies for the uses and purposes therein set forth.

Notary Public in and for the State of Illinois
My Commission Expires: _____
(Seal of Notary)  LINDA JEONG



Michael J. Baldwin
Director of Financial Operations
Chicago Teachers Union
222 Merchandise Mart Plaza, Suite 400
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		17-Dec-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-07-404-011-0000 | 20141201650691 | 1-156-917-888

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Exhibit A

SUB LOTS 1 AND 2 OF EACH OF LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 45 AND 46, SUB LOT 1 OF LOT 36, SUB LOT 2 OF LOT 44, SUB LOT 1 AND THE WEST 5 FEET OF SUBLOT 2 OF LOT 47, ALL IN J.R. WALLER'S RESUBDIVISION OF THOMAS R. GREEN'S SUBDIVISION OF BLOCK 36 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1901-1945 West Carroll Avenue, Chicago, Illinois 60612

Parcel Identification Numbers: 17-07-404-002-0000
17-07-404-003-0000
17-07-404-004-0000
17-07-404-005-0000
17-07-404-006-0000
17-07-404-007-0000
17-07-404-008-0000
17-07-404-009-0000
17-07-404-010-0000
17-07-404-011-0000
17-07-404-024-0000
17-07-404-025-0000
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17-07-404-028-0000
17-07-404-029-0000

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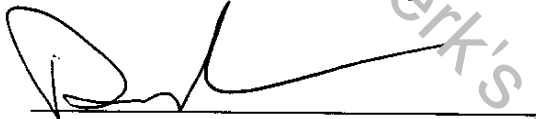
Exhibit B

PERMITTED EXCEPTIONS

1. Real Estate taxes for the year 2014, a lien not yet due and payable.
2. The following matters shown on that certain survey prepared by Gremley & Biedermann dated October 22, 2013 and known as Survey No. 2013-18393-001:
 - a. Encroachment of the fence located mainly on the land onto the property west and adjoining by approximately 0.83 feet
 - b. Encroachment of the fence located mainly on the land onto the property north and adjoining by approximately 0.15 feet
 - c. Encroachment of the brick located mainly on the land onto the property north and adjoining by approximately 0.07 feet
 - d. Encroachment of the brick located mainly on the land onto the property south and adjoining by approximately 0.03 feet
 - e. Encroachment of the concrete foundation located mainly on the land onto the property south and adjoining by approximately 0.06 feet
 - f. Adverse Encroachment of the building located mainly on the property east and adjoining onto the land by approximately 0.19 to 0.59 feet

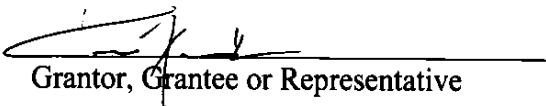
City EXEMPT under Paragraph L of Chapter 3-33-060 of the Chicago Real Property Transfer Tax Ordinance.

Dated: December 12, 2014


Grantor, Grantee or Representative

State and County EXEMPT under Paragraph B of the State of Illinois 35 ILCS 200/31-25

Dated: December 12, 2014


Grantor, Grantee or Representative

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

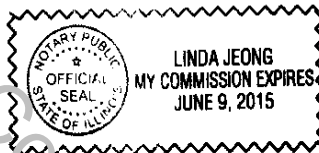
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated December, 2014 Signature: 
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 30th day of December
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 and hold title to real estate under the laws of the State of Illinois.

Dated _____, _____ Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this _____ day of _____
_____.

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.]

Counter Part Signatures

UNOFFICIAL COPY**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 and hold title to real estate under the laws of the State of Illinois.

Dated _____, _____ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this _____ day of _____

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 and hold title to real estate under the laws of the State of Illinois.

Dated 12/30/14, _____ Signature: _____
Grantee or Agent

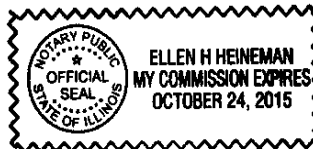
Subscribed and sworn to before me by the

said _____

this 30th day of December

2014.

Ellen H. Heineman
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.]