

# UNOFFICIAL COPY

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**Prepared by:**

Scott A. Weisenberg  
The Selig Law Firm  
65 East Wacker Place  
Suite 1220  
Chicago, IL 60601



Doc#: 1501422026 Fee: \$56.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/14/2015 09:23 AM Pg: 1 of 10

After Recording Mail To:  
New Chan LLC  
3377 S. Archer  
Chicago, IL 60608

Mail Tax Bills To:  
New Chan LLC  
3377 S. Archer  
Chicago, IL 60608

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

WANXIANG AMERICA CORPORATION, a Kentucky corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto NEW CHAN LLC, an Illinois limited liability company ("Grantee"), (a) the land described on Exhibit A attached hereto ("Land"), (b) all easements and other related rights appurtenant to the Land (collectively, "Appurtenances"); and (c) all buildings and other improvements located on the Land ("Improvements") (the Land, Appurtenances and Improvements are referred to collectively as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

APW  
1-6-15

REAL ESTATE TRANSFER TAX	12-Jan-2015
CHICAGO:	58,500.00
CTA:	23,400.00
<b>TOTAL:</b>	<b>81,900.00</b>

17-21-321-030-0000 | 20150101656569 | 0-024-987-264

REAL ESTATE TRANSFER TAX	12-Jan-2015
COUNTY:	3,900.00
ILLINOIS:	7,800.00
<b>TOTAL:</b>	<b>11,700.00</b>

17-21-321-030-0000 | 20150101656569 | 0-467-093-120

10  
BWX 3374

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Executed on the date set forth in the acknowledgment attached hereto to be effective as of the 8<sup>th</sup> day of January, 2015.

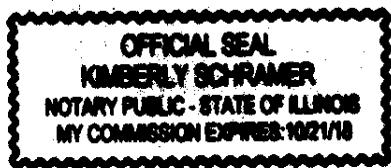
**WANXIANG AMERICA CORPORATION,**  
a Kentucky corporation

By: *Gary E. Wetzel* 1-6-15  
Gary E. Wetzel, Vice President

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Gary E. Wetzel, Vice President of Wanxiang America Corporation, a Kentucky corporation, who is 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 the said instrument as his own 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 6<sup>th</sup> day of January, 2015.



*Kimberly Schramer*  
Notary Public

My Commission Expires:  
10/21/18

**UNOFFICIAL COPY****EXHIBIT A TO DEED****LAND****PARCEL 1:**

LOTS 24 TO 31 IN O. M. DORMAN'S SUBDIVISION OF THAT PART SOUTH OF THE NORTHERN 3 ACRES OF LOT 2 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 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.

TOGETHER WITH ALL THAT PORTION OF WEST 20TH PLACE, 22.52 FEET WIDE, AS SAID PORTION WAS VACATED BY ORDINANCE PASSED NOVEMBER 17, 1969 AND RECORDED MAY 15, 1970 AS DOCUMENT 21160079, WHICH PORTION LIES EAST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID LOTS 24 THROUGH 31 AND LYING WEST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE EAST LINE OF SAID LOTS 24 THROUGH 31, BOTH INCLUSIVE.

**PARCEL 2:**

LOT 13 (EXCEPT THE NORTH 16.00 FEET AND EXCEPT THE EAST 11.00 FEET THEREOF), LOT 16 (EXCEPT THE EAST 11.00 FEET THEREOF), 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 WEST OF AND ADJOINING LOTS 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62 AND 63 AND EAST OF AND ADJOINING LOTS 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61 AND 64;

**ALSO:**

LOT 59 (EXCEPT THE NORTH 20.00 FEET THEREOF) LOT 60 AND LOT 65 ALL IN STINSON'S SUBDIVISION OF LOT 1 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 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.

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1-6-15*

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ALSO:

THE NORTH HALF OF VACATED 21ST STREET, 60 FEET WIDE, LYING EAST OF AND ADJOINING THE SOUTHWARD PROLONGATION OF THE EAST LINE OF RUBLE STREET AND LYING WEST OF AND ADJOINING THE SOUTHWARD PROLONGATION OF THE CENTER LINE OF VACATED SOUTH DESPLAINES STREET; ALSO THE WEST HALF OF VACATED SOUTH DES PLAINES STREET, LYING SOUTH OF AND ADJOINING THE EASTWARD PROLONGATION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 59 IN THE CANAL TRUSTEES' SUBDIVISION AND LYING NORTH OF AND ADJOINING THE EASTWARD EXTENSION OF THE NORTH LINE OF WEST 21ST STREET, AS EXTENDED THROUGH SAID VACATED SOUTH DES PLAINES STREET; ALL IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 3 IN BLOCK 38 IN SAID CANAL TRUSTEES' SUBDIVISION, LYING NORTH OF THE WEST 21ST STREET AND EAST OF RUBLE STREET;

THAT PART OF SAID LOT 3, LYING NORTH OF WEST 21ST STREET, WEST OF RUBLE STREET AND EAST OF THE NORTH AND SOUTH ALLEY BETWEEN UNION STREET AND RUBLE STREET (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 90 FEET AND 9-5/8 INCHES TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 32 FEET AND 7/8 INCHES; THENCE SOUTH TO A POINT IN THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 32 FEET AND 5/8 INCHES EAST OF THE SOUTHWEST CORNER OF SAID TRACT AND THENCE WEST TO THE POINT OF BEGINNING) OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 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.

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PARCEL 4:

LOTS 43, 44 AND 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 2/3 AND SO MUCH OF THE SOUTHEAST 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.

ALSO:

THAT PART OF THE NORTH SOUTH VACATED ALLEY, 16 FEET WIDE LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 43, 44 AND 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 OF CANAL TRUSTEES SUBDIVISION, AFORESAID, LYING WEST OF AND ADJOINING THE WEST LINES OF LOTS 59, 60 AND 65 IN THE SUBDIVISION OF LOT 1 IN BLOCK 38 IN CANAL TRUSTEES SUBDIVISION AFORESAID, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 59, AND LYING NORTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF LOT 65, AFORESAID.

PARCEL 5:

LOTS 1, 2, 3, 4, 9, 10, 11 AND 12 (EXCEPT THE WEST 8.00 FEET THEREOF TAKEN FOR ALLEY) 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 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

ALL OF THE NORTH SOUTH VACATED ALLEY, 8 FEET WIDE, BEING THE WEST 8 FEET OF LOT 12 IN JOHN B. GEST'S SUBDIVISION AFORESAID.

ALSO:

LOTS 1, 2, 3, 4, IN SUBDIVISION OF LOTS 5 TO 8, INCLUSIVE IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET LOT 4 IN BLOCK 38 CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*JRW  
1-6-15*

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PARCEL 6:

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, A DISTANCE OF 140.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF 21ST STREET, A DISTANCE OF 234 FEET AND 1-7/8 INCHES; THENCE NORTH PARALLEL WITH THE WEST LINE OF JEFFERSON STREET, A DISTANCE OF 140.00 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 1/2 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), A DISTANCE OF 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 233.96 FEET; THENCE NORTH, A DISTANCE OF 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 234.03 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), IN COOK COUNTY, ILLINOIS.

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PARCEL 7:

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 22ND STREET, A DISTANCE OF 234.03 FEET FOR A 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, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

ALL OF THAT PORTION OF THE WEST HALF OF VACATED SOUTH JEFFERSON STREET, 66 FEET WIDE, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF WEST CULLERTON STREET AND NORTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF VACATED WEST 20TH PLACE.

ALSO:

THAT PORTION OF THE WEST HALF OF VACATED SOUTH JEFFERSON STREET, 66 FEET WIDE, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF SAID 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.

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ALSO:

ALL THAT 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 DES PLAINES STREET, AS EXTENDED SOUTHWARD TO THE SOUTH LINE OF VACATED WEST 21ST STREET.

ALSO:

THAT PORTION OF THE EAST 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 DES PLAINES 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.

ALSO:

THE SOUTH HALF OF VACATED WEST 21ST STREET, 60 FEET WIDE, LYING WEST OF AND ADJOINING THE CENTER LINE OF VACATED SOUTH DES PLAINES 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 CANAL TRUSTEES SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCELS 1 TO 8 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT DATED FEBRUARY 29, 2000 AND RECORDED APRIL 28, 2000 AS DOCUMENT 00300044 AND RERECORDED JANUARY 31, 2005 AS DOCUMENT 0503133180 OVER AND UPON:

THE EAST 1/2 OF VACATED JEFFERSON STREET ADJACENT TO LOT 3 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 12.00 FEET OF VACATED 20TH PLACE ADJACENT TO LOT 3 AFORESAID AND EXTENDING TO THE WESTERN MOST BOUNDARY OF SAID EASEMENT.

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JRW  
1-6-15



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PIN: 17-21-321-030-0000  
17-21-322-017-0000  
17-21-322-018-0000  
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17-21-325-005-0000  
17-21-325-006-0000  
17-21-325-007-0000  
17-21-325-008-0000  
17-21-330-007-0000

Address: 2040 S. Jefferson Street, Chicago, IL

*JPW 60616.  
1-6-15*

Office of Cook County Clerk's Office

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## EXHIBIT B TO DEED

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE.
2. COVENANTS, CONDITIONS, RETRICITONS, AND EASEMENTS OF RECORD.

*JRW  
1-6-15*

Property of Cook County Clerk's Office