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Doc#: 1503516046 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2015 02:05 PM Pg: 1 of 6

WARRANTY DEED ILLINOIS STATUTORY (Company to Company)

THE GRANTOR, **MICHIGAN AVENUE 2.7 LLC**, an Illinois limited liability company having an address of 10531 Timberwood Circle, Suite D, Louisville, KY 40223, in the City of Louisville, County of Jefferson and State of Kentucky

Above Space for Recorder's Use Only

for and in consideration of TEN & 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **MBZ Holdings, LLC- 1455 S Michigan Series, an Illinois limited liability company**, having an address of 53 West Jackson Blvd., Suite 1564, Chicago, IL 60604, all of the interest, if any, acquired by Grantor in the Real Estate situated in the County of Cook, State of Illinois, as described in Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-22-108-12-0000; 17-22-108-13-0000; 17-22-108-14-0000; and 17-22-108-15-0000.

Address of Real Estate: 1455 S. Michigan Avenue, Chicago, Illinois.

Subject to: the Permitted Exceptions Attached hereto as Exhibit B.


The Real Estate is not Homestead Property

TO HAVE AND TO HOLD the said Real Estate with all appurtenances and fixtures thereto to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that Grantor and Grantor's successors shall warrant and defend said Real Estate to said Grantee and said Grantee's successors and assigns forever, subject only to the Permitted Exceptions.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 29TH day of January, 2015.

MICHIGAN AVENUE 2.7 LLC,
an Illinois limited liability company
By: Wayne Holdings, LLC, as Manager

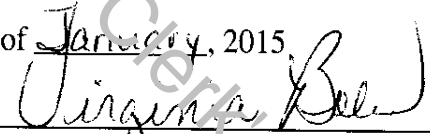
By: 
Gregory Campbell, Manager

STATE OF KENTUCKY)
)SS:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gregory Campbell, the Manager of Wayne Holdings, LLC, the Manager of Michigan Avenue 2.7 LLC, an Illinois 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 the said instrument as said officer on behalf of Michigan Avenue 2.7 LLC as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of January, 2015.

Commission expires:


NOTARY PUBLIC

This instrument was prepared by: Chad Middendorf, Esq.
10531 Timberwood Circle, Suite D,
Louisville, KY 40223.

MAIL TO:
Wallace K. Moy
53 W. Jackson Blvd.
Suite 1564
Chicago, Illinois 60604


SEND SUBSEQUENT TAX BILLS TO:
MBZ Holdings, LLC
625 W. 31st Street,
Chicago, Illinois 60616

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



FEB. -4.15


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000022658

REAL ESTATE TRANSFER TAX
0400000
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. -4.15

REVENUE STAMP

0000022602

REAL ESTATE TRANSFER TAX
0200000
FP 103042

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 29 AND 30 IN THE SUBDIVISION OF LAVANTIA SPRING ADMINISTRATRIX IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 48 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST LINE OF MICHIGAN AVENUE AT A POINT 12.233 CHAINS NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 1/4 SECTION (SAID POINT BEING ON THE SOUTH LINE OF LAND FORMERLY OF GILES SPRING) RUNNING THENCE EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH, A DISTANCE OF 25.70 FEET; THENCE WEST, A DISTANCE OF 160.00 FEET TO THE EAST LINE OF MICHIGAN AVENUE AND THENCE NORTH, A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING, BEING THE SAME AS: ALL OF LOT 4 IN BLOCK 20 OF ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 IN FOSTER AND BUSBY'S SUBDIVISION OF LOTS 11 TO 14 OF ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 20 AND 8.94 FEET NORTH OF AND ADJOINING SAME OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:
1455 S. Michigan Avenue
Chicago, IL

City of Chicago
Dept. of Finance
682048



Real Estate
Transfer
Stamp
\$30,000.00
Batch 9,365,661

1/30/2015 16:04
dr00198

City of Chicago
Dept. of Finance
682186



Real Estate
Transfer
Stamp
\$12,000.00

Batch 9,380,052

2/4/2015 13:08
dr00347

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EXHIBIT B

PERMITTED EXCEPTIONS

- (a) General real estate taxes for the year 2014 and subsequent years;
- (b) The land lies within the boundaries of Special Service Area Number 12 as disclosed by ordinance recorded as document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances;
- (c) Unrecorded Lease in favor of Taranis Management, LLC as disclosed by Assignment and Assumption of Lease recorded January 9, 2013 as document 1300931071, and all rights thereunder of and all acts done or suffered thereunder by said lessee;
- (d) Unrecorded Lease in favor of Solo Eye Care & Eyeware Gallery, LLC as disclosed by Assignment and Assumption of Lease recorded January 9, 2013 as document 1300931071, and all rights thereunder of and all acts done or suffered thereunder by said lessee;
- (e) Unrecorded Lease in favor of 360 Destination Group Chicago dated February 18, 2013 as amended by that certain First Amendment to Lease dated May 5, 20124;
- (f) Unrecorded Lease in favor of Central Station Development Corp., dated September 1, 2010; and
- (g) Central Station Redevelopment Agreement made by and between the City of Chicago and Central Station Development Corp., Chicago Title and Trust Company as Trustee under Trust Agreement numbers 1093525 and 1080000, Central Station Limited Partnership, 1304 S. Indiana Avenue, LP and Forest City Central Station, Inc. recorded November 1, 1991 as document 91574409 and First Amendment recorded December 23, 1994 as document 04071129 (herein called the "Permitted Exceptions").

