

# UNOFFICIAL COPY

## AFTER RECORDING MAIL TO:

John A. Pappano, Esq.  
Phillips Lytle LLP  
One Canalside  
125 Main Street  
Buffalo, New York 14203



Doc#: 1504419137 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2016 12:55 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

U-STOR-IT (345 WESTERN) LLC, an Illinois limited liability company ("Grantor"), of 402 West Broadway, Suite 810 San Diego, CA 92101, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto SOVRAN ACQUISITION LIMITED PARTNERSHIP, a Delaware limited partnership, of 6467 Main Street, City of Buffalo, State of New York ("Grantees"), the real estate situated in the County of Cook, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantees, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO: General real estate taxes for 2014 and subsequent years, which are not yet due and payable and the Permitted Exceptions set forth on Exhibit B hereto.

DATED this 12<sup>th</sup> day of February, 2015.

U-STOR-IT (345 WESTERN) LLC,  
an Illinois limited liability company

By: Racine, LLC  
Its: Manager

By: Pacific Venture Capital, LLC  
a Delaware limited liability company

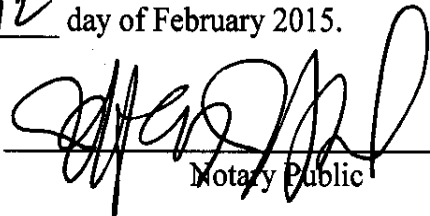
By: L A Nora  
Name: Lawrence S. Nora  
Its: Manager

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
   ) SS.  
 COUNTY OF COOK            )

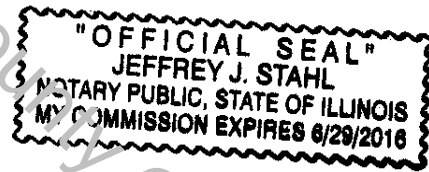
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Lawrence S. Nora**, personally known to me to be the Manager of **PACIFIC VENTURE CAPITAL, LLC**, a Delaware limited liability company, the Manager of **RACINE, LLC**, an Illinois limited liability company, Manager of **U-STOR-IT (345 WESTERN) LLC**, an Illinois limited liability company, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager he signed, sealed and delivered the said instrument as his 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 official seal this 12 day of February 2015.


  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: \_\_\_\_\_



This instrument was prepared by:  
 Rebecca S. Vicario  
 Stahl Cowen Crowley Addis LLC  
 55 West Monroe Street, Suite 1200  
 Chicago, Illinois 60603



Send Subsequent Tax Bills to:  
 Sovran Acquisition Limited Partnership  
 6467 Main Street  
 Buffalo, New York 14221

REAL ESTATE TRANSFER TAX		13-Feb-2015
	<b>CHICAGO:</b>	600.00
	<b>CTA:</b>	240.00
	<b>TOTAL:</b>	840.00

17-07-300-012-0000 | 20150101659464 | 1-059-548-800

REAL ESTATE TRANSFER TAX		13-Feb-2015
 	<b>COUNTY:</b>	40.00
	<b>ILLINOIS:</b>	80.00
	<b>TOTAL:</b>	120.00

17-07-300-012-0000 | 20150101659464 | 0-186-850-944

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 58 TO 61, BOTH INCLUSIVE, IN I. R. DILLER'S SUBDIVISION OF BLOCK 40 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO

THAT PART OF VACATED ALLEY, LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 58 AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 61, IN COOK COUNTY, ILLINOIS.

Common Address: 320 N. Claremont Avenue, Chicago, Illinois 60612

PINs: 17-07-300-012-0000  
17-07-300-013-0000  
17-07-300-014-0000  
17-07-300-028-0000  
17-07-300-029-0000  
17-07-300-030-0000  
17-07-300-031-0000  
17-07-300-032-0000  
17-07-300-043-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE OR PAYABLE.
2. ACTS DONE OR SUFFERED THROUGH GRANTEE.
3. THOSE EXCEPTIONS RAISED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1401 008976813 D1 EFFECTIVELY DATED DECEMBER 10, 2014, AS LIMITED TO:
  - a. COVENANTS, CONDITIONS AND RESTRICTIONS AND AGREEMENTS CONTAINED IN THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS AS THE SELLER AND JEWEL PAINT AND VARNISH COMPANY, A CORPORATION OF ILLINOIS AS THE PURCHASER OR REDEVELOPER, DATED FEBRUARY 28, 1963 AND RECORDED APRIL 11, 1963 AS DOCUMENT 18767548 RELATING TO: PROHIBITION AGAINST THE EXECUTION OF ANY AGREEMENT, LEASE, CONVEYANCE OR OTHER INSTRUMENT WHEREBY THE LAND OR ANY PART THEREOF IS RESTRICTED UPON THE BASIS OF RACE, RELIGION, COLOR OR NATIONAL ORIGIN IN THE SALE, LEASE OR OCCUPANCY THEREOF.
  - b. RESERVATION BY THE CITY OF CHICAGO CONTAINED IN THE VACATION ORDINANCE RECORDED FEBRUARY 8, 1962 AS DOCUMENT 18396148 RESERVING FOR THE BENEFIT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A RIGHT OF WAY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUITS AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION OF ELECTRIC ENERGY AND TELEPHONIC MESSAGES IN, UNDER, OVER, ACROSS AND ALONG THE PUBLIC ALLEYS THEREIN VACATED WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES.
  - c. THE PROVISIONS, CONDITIONS AND LIMITATIONS OF THE REDEVELOPMENT PLAN FOR SLUM AND BLIGHTED AREA REDEVELOPMENT PROJECT LAKE-MAPLEWOOD, A COPY OF WHICH WAS RECORDED MARCH 24, 1961 AS DOCUMENT 18118237, AS APPROVED BY THE ORDINANCE OF THE CITY COUNCIL OF CHICAGO PASSED JANUARY 18, 1957 AS CORRECTED ON MAY 8, 1957.
4. THOSE EXCEPTIONS RAISED IN THE SURVEY OF THE REAL ESTATE PREPARED BY JAMES L. HARPOLE OF JLH LAND SURVEYING INC. OF PLAINFIELD, ILLINOIS, PROJECT NO. 201403742,001, DATED JANUARY 28, 2015.