

# UNOFFICIAL COPY

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This Instrument was prepared by:

BARRY GLAZER  
Robbins, Salomon & Patt, Ltd.  
180 N. LaSalle, Suite 3300  
Chicago, Illinois 60601



Doc#: 1505135013 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/20/2015 09:02 AM Pg: 1 of 6

After recording, please mail to:

PETER N. WEIL, ESQ.  
Peter N. Weil & Associates  
175 Olde Hall Day Road, Suite 134  
Lincolnshire, Illinois 60069

Please Mail Tax Bills to:

Shapiro Family, LLC  
Richmond Street, LLC  
3350 S. Kedzie  
Chicago, Illinois 60623

## SPECIAL WARRANTY DEED STATUTORY (ILLINOIS)

THE GRANTOR, **4800 S. RICHMOND, LLC**, an Illinois limited liability company, 1685 N. Elston, Chicago, Illinois 60682, County of Cook, for and in consideration of TEN and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS SPECIALLY to **RICHMOND STREET, LLC**, an Illinois limited liability company, as to an undivided 50% interest, and **SHAPIRO FAMILY, LLC-3333 W. 47<sup>TH</sup> PLACE SERIES**, an Illinois limited liability company, as to an undivided 50% interest, GRANTEES, whose address is at 3350 S. Kedzie Avenue, Chicago, Illinois 60623, the following described parcel of real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

This Special Warranty Deed is executed by Grantor and accepted by Grantees subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in Exhibit B hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Permitted Exceptions, unto Grantee, its 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.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

PROPERTY: 4800 S. Richmond, Chicago, Illinois 60632

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BOX 333-CT

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PINS: 19-12-101-004-0000 and 19-12-101-005-0000

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 16th day of January, 2015.

4800 S. RICHMOND, LLC, an Illinois limited liability company,

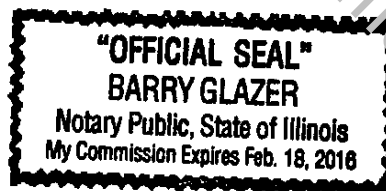
By: Steve Safra  
STEVEN SAFRAN, MEMBER/MANAGER

STATE of ILLINOIS )  
                                  ) SS  
COUNTY of Lake )

I, a Notary Public in and for said County and State, do hereby certify that STEVEN SAFRAN, not personally, but as Member/Manager of 4800 S. RICHMOND, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of January, 2015.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		11-Feb-2015
CHICAGO:		3,000.00
CTA:		1,200.00
<b>TOTAL:</b>		<b>4,200.00</b>

19-12-101-004-0000 | 20150101657731 | 0-750-481-024

REAL ESTATE TRANSFER TAX		11-Feb-2015
COUNTY:		200.00
ILLINOIS:		400.00
<b>TOTAL:</b>		<b>600.00</b>

19-12-101-004-0000 | 20150101657731 | 1-180-020-352

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## Exhibit "A"

### Legal Description

PARCEL 1: THE SOUTH 10 FEET OF THE NORTH 626 FEET OF THE WEST 218 FEET OF THE EAST 1217 FEET OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTH 100 FEET OF THE NORTH 726 FEET OF SAID NORTHWEST 1/4 OF SECTION 12, LYING WEST OF A LINE 999 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4 OF SECTION 12 AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 26, 1919 IN BOOK 15720, ON PAGE 79 AS DOCUMENT 6681798 AND DESCRIBED IN PART IN SAID DEED AS FOLLOWS:

FROM A POINT 844 FEET SOUTH OF THE NORTH LINE AND 1320.50 FEET WEST OF THE EAST LINE OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO THE NORTH WEST WITH A RADIUS OF 279 FEET TO A POINT 652 FEET SOUTH OF THE NORTH LN AND 1242.50 FEET WEST OF THE EAST LN OF SAID NORTH WEST 1/4, THENCE CONTINUING NORTHEASTERLY ON A STRAIGHT LINE TO A POINT 626 FEET SOUTH OF THE NORTH LINE AND 1217 FEET WEST OF THE EAST LINE OF SAID NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: THAT PART OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 726 FEET SOUTH OF THE NORTH LINE AND 999 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12, AND RUNNING THENCE SOUTH ALONG A LINE PARALLEL TO SAID EAST LINE OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12, A DISTANCE OF 149.92 FEET TO AN INTERSECTION WITH THE FOLLOWING DESCRIBED LINE (BEGINNING AT A POINT 217 FEET NORTH OF THE SOUTH LINE AND 1032 FEET EAST OF THE WEST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12 AND RUNNING THENCE NORTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 20 DEGREES AND 29 1/2 MINUTES TO THE NORTH LINE WITH A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12); THENCE SOUTHWESTERLY FROM SAID INTERSECTION AND ALONG LAST DESCRIBED STRAIGHT LINE A DISTANCE OF 53.35 FEET TO A POINT OF A CURVE, WHICH SAID POINT IS 623.05 FEET NORTHEASTERLY OF SAID POINT 1032 FEET EAST OF THE WEST LINE AND 217 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; THENCE WESTERLY ON A CURVED LINE CONVEX SOUTHERLY TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 378.06 FEET A DISTANCE OF 53.88 FEET TO A POINT OF COMPOUND CURVE; THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 241 FEET A DISTANCE OF 238.38 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD AS DESCRIBED IN DOCUMENT NO. 6681798 IN BOOK 15720 OF RECORDS, PAGE 79; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 2.95 FEET TO A POINT 844 FEET SOUTH OF THE NORTH LINE AND 1320.50 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 223.09 FEET A DISTANCE OF 76.27 FEET TO A POINT 769.64 FEET SOUTH OF THE NORTH LINE AND 1305.36 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 240.36 FEET A DISTANCE OF 50.04 FEET TO A POINT 726 FEET SOUTH OF THE NORTH LINE AND 1281.10 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; A DISTANCE OF 282.10 FEET TO THE POINT OF BEGINNING, SITUATED IN COOK COUNTY, ILLINOIS.

Common Address: 4800 S. Richmond, Chicago, Illinois

PINS: 19-12-101-004-0000  
19-12-101-005-0000

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## EXHIBIT 'B' PERMITTED EXCEPTIONS

1. COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.
2. BUILDING LINES, PUBLIC AND UTILITY EASEMENTS, AND ROADS AND HIGHWAYS.
3. GENERAL REAL ESTATE TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.
4. EXISTING LEASES.
5. ZONING LAWS AND ORDINANCES.
6. ACTS OF GRANTEE AND THEIR AGENTS.
7. RAILROAD RIGHTS OF WAY, SWITCH AND SPUR TRACKS.
8. 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.
9. SECOND DECLARATION BY JOHN S. PHIPPS, HENRY C. PHIPPS AND HOWARD PHIPPS DATED DECEMBER 12, 1919 AND RECORDED JANUARY 9, 1920 AS DOCUMENT 67119900 IN BOOK 15713-400 AND BEING SUPPLEMENTARY TO PHIPPS DECLARATION RECORDED NOVEMBER 10, 1918 AS DOCUMENT 6421155 ESTABLISHING EASEMENTS IN SAID PRIVATE STREETS FOR THE BENEFIT OF OWNERS AND OCCUPANTS OF LAND IN SAID NORTH 1/2 OF THE NORTH WEST 1/4 AND ALL CHARGES AND LIENS IN CONNECTION THEREWITH ESTABLISHED BY SAID PHIPPS DECLARATION (AFFECTS PARCELS 1 AND 2).
10. COVENANTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION FROM JOHN S. PHIPPS, HENRY C. PHIPPS AND HOWARD PHIPPS, AS TRUSTEES TO THE GENERAL CARBONIC COMPANY, A CORPORATION OF NEW YORK DATED JUNE 21, 1927 AND RECORDED JUNE 11, 1928 IN BOOK 25957 PAGE 110 AS DOCUMENT 10052249 RELATING TO CONSTRUCTION AND USE OF BUILDINGS TO BE ERECTED ON LAND AND TO CONSTRUCTION AND KIND OF FENCES TO BE ERECTED THEREON (AFFECTS PARCELS 1 AND 2).
11. EASEMENT ON AND OVER THE NORTH 10 FEET (EXCEPTING THE SOUTH 33 FEET) OF THE LAND HEREBY AGREED TO BE CONVEYED FROM A PART OF PRIVATE ALLEY ESTABLISHED BY A DEED DATED JUNE 11, 1923 AND RECORDED JUNE 21, 1927 AD 10052249 JOHN S. PHIPPS AND OTHERS, AS TRUSTEES TO THE GENERAL CARBONIC COMPANY (AFFECTS PARCELS 1 AND 2).
12. TERMS, RESTRICTIONS AND PROVISIONS CONTAINED IN DEED DATED JUNE 21, 1927 AND RECORDED JUNE 11, 1928 AS DOCUMENT 10053249 BY JOHN S. PHIPPS AND OTHERS, AS TRUSTEES TO THE GENERAL CARBONIC COMPANY AS TO THE CONSTRUCTION AND MATERIAL USED IN OUTSIDE WALLS TO SERVE AS FENCES OR EXTERIOR WALLS OF BUILDINGS ERECTED ON

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LAND AND AS, TO USE OF SUCH BUILDINGS AN DUSE OF LAND; AS TO THE TYPE OR KIND OF FENCES TO BE CONSTRUCTED ON LAND; AND THAT ANY BREACH OF THE FOREGOING RESTRICTIONS AND CONDITIONS MAY BE ENJOINED IN ANY COURT OF COMPETENT JURISDICTION OF GRANTORS, THEIR SUCCESSORS AND ASSIGNS; AN EASEMENT OVER THE NORTH 10 FEET OF THE LAND EXCEPT THE EAST 33 FEET THEREOF FOR PRIVATE ALLEY; GRANTEE, AGREE THAT IF GRANTOR HEREAFTER CONSTRUCT A CONCRETE PAVEMENT ON THE PRIVATE ALLEY SHOWN ABOVE REFERRED TO AND CONNECT SAME WITH THE EXISTING PRIVATE ROADWAY KNOWN AS S. RICHMOND STREET GRANTEE WILL PAY TO GRANTORS WITHIN 30 DAYS FROM DATE OF COMPLETION OF SAID PAVEMENT 185/464THS OF THE COST OF SAID PAVEMENT AND IF AT ANY TIME WITHIN 30 YEARS FROM THE DATE OF THIS DECLARATION THE OCCUPANTS OF LAND WEST OF SAID ALLEY SHALL USE SAME AS PROVIDED, GRANTEE SHALL BE ENTITLED TO A REFUND OF 1/3RD OF THE COST TO GRANTEE OF SAID. PAVING AND SAID DEED IS ALSO MADE SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS CONTAINED IN THEREIN (AFFECTS PARCELS 1 AND 2).

13. DECLARATION DATED APRIL 24, 1918 AND RECORDED NOVEMBER 15, 1918 AS DOCUMENT 6421155; DECLARATION DATED DECEMBER 13, 1919 RECORDED JANUARY 9, 1920 AS DOCUMENT 6711956; INSTRUMENT RECORDED DECEMBER 31, 1920 AS DOCUMENT 7036508; INSTRUMENT DATED MARCH 1, 1924 AND RECORDED APRIL 15, 1924 AS DOCUMENT 8366186 AND PROVISIONS IN SPECIAL WARRANTY DEED FROM PHIPPS AND OTHERS, AS TRUSTEES TO MICHIGAN CENTRAL RAILROAD COMPANY DATED JANUARY 12, 1924 AND RECORDED MAY 2, 1924 AS DOCUMENT 8396743 (AFFECTS PARCELS 1 AND 2).
14. RIGHTS OF THE PUBLIC IN AND TO THE EAST 33 FEET OF SAID PREMISES USED AND OCCUPIED AS A PART OF SOUTH RICHMOND STREET (AFFECTS PARCEL 2).
15. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DEED FROM JOHN S. PHIPPS AND OTHERS, AS TRUSTEES TO JUEGEL NUGENT PETROLEUM COMPANY, DATED JUNE 11, 1925 AND RECORDED JULY 9, 1925 AS DOCUMENT 8969491 RELATING TO THE KIND OF FENCES TO BE ERECTED ON THE LAND.
16. EASEMENTS FOR SWITCH AND SPUR TRACKS, IF ANY.
17. RIGHT TITLE AND INTEREST OF THE CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS IN AND TO THE EAST 33 FT OF THE LAND CONVEYED BY QUIT CLAIM DEED FROM SKELLY OIL COMPANY, A CORPORATION OF DELAWARE DATED APRIL 12, 1938 AND RECORDED MAY 8, 1939 AS DOCUMENT 12279867 FOR STREET PURPOSES FOR A STREET LINE KNOWN AS SOUTH RICHMOND STREET (AFFECTS PARCEL 3).
18. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
19. BUILDING CODE VIOLATIONS, IF ANY.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

DOCUMENT No. \_\_\_\_\_

I, Steven Safran, Member/Manager of 4800 S. Richmond, LLC, an Illinois limited liability company, being duly sworn on oath, state that the address is 4800 S. Richmond Chicago, Illinois 60632, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. Said Act is not applicable, as the grantor owns no adjoining property to the premises described in said deed; or the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access;
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
8. Conveyances made to correct descriptions in prior conveyances;
9. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
10. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
11. The conveyance of land does not involve any land division and is described in the same manner as if it was taken by grantor(s).

AFFIANT further states that this affidavit for the purpose of inducing the RECORDER OF COOK COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.

SUBSCRIBED and SWORN to before me

this 21 day of January, 2015

4800 S. Richmond, LLC, an Illinois limited liability company

By: Steven Safran  
B. Safran attorney-in-fact  
Steven Safran, Manager/Member

Notary: \_\_\_\_\_

