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Doc#: 1505522039 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2015 10:01 AM Pg: 1 of 6

*OTW 1505522039
LH 10/12*

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 20th day of February, 2015, by and between **ORCHARD STREET INVESTORS, LLC**, an Illinois limited liability company, of 343 W. Erie Street, Suite 220, Chicago, Illinois 60654 ("Grantor") and **CLARK ORCHARD LLC**, an Illinois limited liability company, c/o MK Asset Management LLC, of One Rivershire Lane, Lincolnshire, Illinois 60069 ("Grantee"). For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A for legal description.

PIN: 14-28-119-002-0000

Commonly known as: 2850 N. Clark & 2845 N. Orchard, Chicago, Illinois 60657

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all 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 the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached Exhibit B.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.


Orchard Street Investors, LLC,
an Illinois limited liability company

By: 
Arthur Holmer, Manager

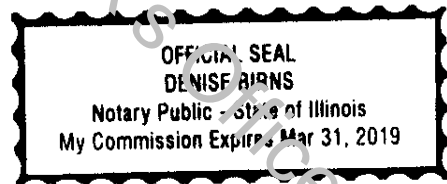
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Holmer, Manager of Orchard Street Investors, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager of said limited liability company, 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of February, 2015.


Notary Public

This document was prepared by:
Samuel P. Gussis
Gussis Lichtenfeld & Alexander LLC
6200 N. Hiawatha Ave., Suite 400
Chicago, IL 60646



After recording mail to:
Robert Ohlhausen
608 S. Washington Street
Suite 207
Naperville, Illinois 60540

REAL ESTATE TRANSFER TAX		24-Feb-2015
COUNTY:		4,487.50
ILLINOIS:		8,975.00
TOTAL:		13,462.50
14-28-119-002-0000 20150201664502 1-868-185-984		

Send subsequent tax bills to:
Clark Orchard LLC
c/o MK Asset Management LLC
One Rivershire Lane
Lincolnshire, Illinois 60069

REAL ESTATE TRANSFER TAX		24-Feb-2015
CHICAGO:		67,312.50
CTA:		26,925.00
TOTAL:		94,237.50
14-28-119-002-0000 20150201664502 1-387-020-672		

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EXHIBIT A

(Legal Description)

THAT PART OF LOT 7 LYING SOUTH OF A LINE COMMENCING IN THE EASTERLY LINE OF SAID LOT 7 AT A POINT 5 INCHES SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7, BEING ON THE WESTERLY LINE OF CLARK STREET, AND RUNNING IN A WESTERLY DIRECTION TO A POINT IN THE WEST LINE OF SAID LOT 7, 1-3/8 INCHES SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7, IN RAWORTH AND OTHER'S SUBDIVISION OF PART OF LOTS 11, 12, 15 AND 16 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: 2850 N Clark and 2845 N Orchard, Chicago, Illinois

PIN: 14-28-119-002-0000

Property of Cook County Clerk's Office

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EXHIBIT B

Subject to the following exceptions:

1. Real estate taxes not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

3.

THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA, AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 1136104046, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES

4.

EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT MADE BY AND BETWEEN ORCHARD STREET INVESTORS, LLC (GRANTOR) AND LANDMARK INFRASTRUCTURE HOLDING COMPANY, LLC, (GRANTEE) DATED NOVEMBER 21, 2013 AND RECORDED FEBRUARY 13, 2014 AS DOCUMENT NO 1404434057, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

AGREEMENT ASSIGNMENT RECORDED FEBRUARY 18, 2014 AS DOCUMENT 1404908083 TO I.D ACQUISITION COMPANY 12, LLC

5.

ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT MADE BY AND BETWEEN LANDMARK INFRASTRUCTURE HOLDING COMPANY, LLC, (GRANTOR) AND I.D ACQUISITION COMPANY 12 LLC, (GRANTEE) DATED DECEMBER 6, 2013 AND RECORDED FEBRUARY 18, 2014 AS DOCUMENT NO. 1404908083, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE

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PLAT ACT AFFIDAVIT

State of Illinois)
)
County of Cook) ss

Date as of the 20th day of February, 2015.

Order No: WSA398484

Arthur Holmer, manager of **ORCHARD STREET INVESTORS, LLC**, an Illinois limited liability company, being duly sworn oath, states that his office address is 343 W. Erie Street, Suite 220, Chicago, Illinois 60654, and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

Circle each applicable reason(s):

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed (existing parcel)

OR

the conveyance falls in one of the following exemptions permitted by the amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 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 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, which does not involve any new streets or easements 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. Conveyance made to correct descriptions in prior conveyances.

9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any

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subsequent lots form he same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

Affiant further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

AFFIANT:

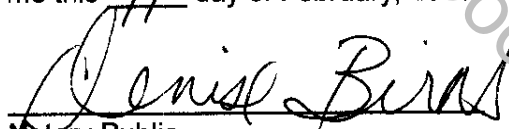
Orchard Street Investors, LLC,
an Illinois limited liability company

By: _____



Arthur Holmer, Manager

Subscribed and sworn to before
me this 19th day of February, 2015


Notary Public

SEAL



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