

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED Statutory (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc#: 1507735031 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2015 11:00 AM Pg: 1 of 4

LHYNES # 88-87-193-31

Above Space for Recorder's use only

THIS INDENTURE, made as of the 12<sup>th</sup> day of March, 2015, by and between GONNELLA BAKING CO., an Illinois corporation, whose principal place of business is 1117 E Wiley Rd, Schaumburg, IL 60173, as GRANTOR, and SP Riverwest LLC, a Delaware limited liability company, having its principal office at c/o Security Properties, 701 Fifth Avenue, Suite 5700, Seattle, WA 98104, as GRANTEE.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY in fee simple unto Grantee, and to its successors and assigns, FOREVER, the following described real estate situated, in the County of Cook, in the State of Illinois known and described as follows, to wit:

SEE EXHIBIT ATTACHED

PIN: 17-08-207-002-0000; 17-08-207-006-0000; 17-08-207-011-0000; 17-08-207-012-0000;  
17-08-207-013-0000; 17-08-207-014-0000; 17-08-207-015-0000; 17-08-207-019-0000;  
17-08-207-020-0000; 17-08-207-021-0000; 17-08-207-022-0000 & 17-08-207-023-0000

COMMONLY KNOWN AS 1001 W. CHICAGO AVE, CHICAGO, IL 60642

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"), TO HAVE AND TO HOLD the Property, unto the Grantee, its successors and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that the Grantor has not done, or suffered to be done, anything whereby the Property hereby conveyed is, or may be, in any manner encumbered or charged, except as recited in this Deed, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under Grantor subject to the Permitted Exceptions described in the Purchase And Sale Agreement between Grantor and SP Riverwest LLC, a Delaware limited liability company for the Property.

Box 400

Handwritten signature and initials in a grid format.

# UNOFFICIAL COPY

In Witness Whereof, Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 12<sup>th</sup> day of March, 2015.

Gonnella Baking Co.

IMPRESS CORPORATE  
SEAL HERE

By: Nicholas G. Marcucci  
Nicholas G. Marcucci, President

Attest:

Paul C. Gonnella  
Paul C. Gonnella, Secretary

State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Nicholas G. Marcucci, personally known to me to be the President of Gonnella Baking Co., the corporation, and Paul C. Gonnella, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

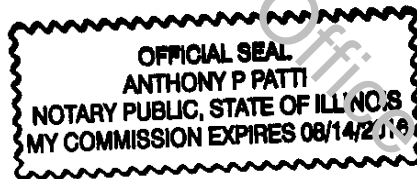
Given under my hand and official seal, this 12<sup>th</sup> day of March, 2015

Anthony P. Patti  
Notary Public

Commission Expires 8/14 20 16

SEND SUBSEQUENT TAX BILLS TO:  
SP Riverwest LLC, a Delaware limited liability company  
c/o Security Properties  
701 Fifth Avenue, Suite 5700  
Seattle, WA 98104

THIS INSTRUMENT PREPARED BY:  
Thomas V. McCauley / Nisen & Elliott, LLC  
200 West Adams St, #2500  
Chicago, IL 60606



MAIL TO:  
Paul Kelley, Esq.  
Taft Stettinius & Hollister LLP  
111 E. Wacker Drive, Suite 2800  
Chicago, Illinois 60601-3713

OR

Recorders Box \_\_\_\_\_

# UNOFFICIAL COPY

EXHIBIT ATTACHED TO SPECIAL WARRANTY DEED  
 GONNELLA BAKING CO., GRANTOR  
 SP RIVERWEST LLC, GRANTEE

**PARCEL 1:**



THAT PART OF BLOCK 2 IN RIDGELY'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOTS 6, 7 AND 8 OF ASSESSOR'S DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8 AFORESAID, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 20 IN SAID BLOCK 2; THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS WEST 112.70 FEET, ALONG THE EAST LINE OF SAID LOT 20, BEING ALSO THE WEST LINE OF N. MORGAN STREET, TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE CONTINUING ALONG THE WEST LINE OF N. MORGAN STREET SOUTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, 268.47 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN SAID BLOCK 2; THENCE SOUTH 89 DEGREES 51 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 77.15 FEET TO THE CENTER LINE OF OLD PARTY WALL; THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG SAID CENTER LINE 31.438 FEET; THENCE CONTINUING ALONG THE CENTER LINE OF AN OLD PARTY WALL SOUTH 42 DEGREES 02 MINUTES 09 SECONDS WEST, 68.495 FEET TO THE SOUTHWESTERLY LINE OF LOT 4 IN SAID BLOCK 2, BEING ALSO THE NORTHEASTERLY LINE OF N. MILWAUKEE AVE.; THENCE NORTH 47 DEGREES 57 MINUTES 51 SECONDS WEST, 101.00 FEET, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2 AND ALONG THE SOUTHWESTERLY LINE OF LOT 8 OF THE ASSESSOR'S DIVISION AFORESAID TO THE SOUTHWEST CORNER OF LOT 8; THENCE NORTH 288.055 FEET ALONG THE WEST LINE OF LOTS 7 AND 8 OF THE AFORESAID ASSESSOR'S DIVISION TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 51 MINUTES 36 SECONDS EAST, 49.22 FEET ALONG THE NORTH LINE OF SAID LOT 7 AND ITS EASTERLY EXTENSION, BEING A LINE 107.50 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE OF W. CHICAGO AVENUE TO THE WEST LINE OF LOT 15 IN SAID BLOCK 2; THENCE NORTH 0 DEGREES 04 MINUTES 27 SECONDS EAST, 107.50 FEET ALONG SAID WEST LINE OF LOT 15 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 51 MINUTES 36 SECONDS EAST, 149.20 FEET, ALONG THE NORTH LINE OF LOTS 15 TO 20 IN SAID BLOCK 2, BEING ALSO THE SOUTH LINE OF W. CHICAGO AVENUE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.


**PARCEL 2:**

LOTS 3 AND 4 IN THE ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

PIN: 17-08-207-002-0000;17-08-207-006-0000; 17-08-207-011-0000;17-08-207-012-0000;  
 17-08-207-013-0000; 17-08-207-014-0000; 17-08-207-015-0000; 17-08-207-019-0000;  
 17-08-207-020-0000; 17-08-207-021-0000; 17-08-207-022-0000 & 17-08-207-023-0000

COMMONLY KNOWN AS 1001 W. CHICAGO AVE, CHICAGO, IL 60642

REAL ESTATE TRANSFER TAX		13-Mar-2015	
	COUNTY:	3,872.50	
	ILLINOIS:	7,745.00	
	<b>TOTAL:</b>	<b>11,617.50</b>	
17-08-207-002-0000   20150201664568   0-115-200-384			

REAL ESTATE TRANSFER TAX		13-Mar-2015	
	CHICAGO:	58,087.50	
	CTA:	23,235.00	
	<b>TOTAL:</b>	<b>81,322.50</b>	
17-08-207-002-0000   20150201664568   0-243-835-264			

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

) SS

COUNTY OF COOK

Nicholas G. Marcucci, being duly sworn on oath, states that his offices ~~XXXXXX~~ at 1117 E Wiley Rd, Schaumburg, IL 60173. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own 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 acres or more of size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than one 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 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 public use.
- 8. Conveyances 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 two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

GONNELLA BAKING CO.

By: Nicholas G. Marcucci  
Nicholas G. Marcucci, President

SUBSCRIBED AND SWORN to before me

this 12th day of March, 2015.

Anthony Patti  
Notary public

CKPLATAF

