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15-00519-PT 2018
This Instrument prepared by:

Reed Smith LLP
599 Lexington Avenue
New York, NY 10022

After recording return to:

Donatelli & Coules, Ltd.
15 Salt Lake Creek Lane, Suite 312
Hinsdale, IL 60521
Attn: Peter Coules



Doc#: 1507849044 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2015 11:00 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED


(Limited Liability Company to Limited Liability Company)

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this ___ day of March, 2015 by Allen Brothers 1893, LLC (the "Grantor"), having an office at 100 East Ridge Road, Ridgefield, Connecticut, to South Sangamon Properties LLC (the "Grantee"), having an office at 3801 South Sangamon Street, Chicago, Illinois.



WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures and other improvements affixed to or located on said real estate together with all rights and appurtenances pertaining to such property including any right, title and interest of Grantor in and to adjacent streets, alleys or rights of way (the "Property"), subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the rights and appurtenances subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever. Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

REAL ESTATE TRANSFER TAX		17-Mar-2015
	CHICAGO:	11,617.50
	CTA:	4,647.00
	TOTAL:	16,264.50

17-32-418-024-0000 | 20150301670229 | 1-599-951-232

REAL ESTATE TRANSFER TAX		17-Mar-2015
	COUNTY:	774.50
	ILLINOIS:	1,549.00
	TOTAL:	2,323.50

17-32-418-024-0000 | 20150301670229 | 2-015-121-792

PREMIER TITLE

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EXHIBIT "A"
Legal Description

PARCEL 1:

LOTS 11, 12, 13, 14, AND 15, IN BLOCK 17 AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS IN GAGE, LE MOYNE, HUBBARD AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 3801 SOUTH SANGAMON STREET, CHICAGO, IL 60609

PERMANENT INDEX NO.: 17-32-418-024-0000 and 17-32-418-027-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- General taxes not yet due or payable
- Matters which Purchaser agrees to take subject to during the title review period in accordance with Section 6(B)(ii).
- Acts done by Purchaser, lessee under the Sullivan Lease or any party claiming through such lessee.
- 11, 12, 15, 19, 20, 21, 22, 23, 24, 25, 26 (on title)

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