



Doc#: 1509341185 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/03/2015 03:03 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

This instrument was prepared by:

Laurie A. Levin  
Fox, Swibel, Levin & Carroll, LLP  
200 West Madison Street  
Suite 3000  
Chicago, Illinois 60606

After recording return to:

Greenberg Traurig, LLP  
MetLife Building  
200 Park Avenue  
New York, NY 10166  
Attn: David Bolen Esq.

(The Above Space For Recorder's Use Only)

**THIS SPECIAL WARRANTY DEED** is made and entered into as of this 31<sup>st</sup> day of March, 2015, by ABERDEEN 327 LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address of c/o Cedar Street, 1025 West Sunnyside Avenue, Suite 300, Chicago, Illinois 60640, as grantor (the "Grantor") in favor of 327 NORTH ABERDEEN OWNER LLC, a Delaware limited liability company having an address of c/o CLK Properties, 135 Crossways Park Drive, Suite 401, Woodbury, New York 11797, as Grantee (the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS** that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) a ninety-two and seventy-one one hundredths percent (92.71%) undivided tenant in common interest in that certain tract or parcel of land commonly known as 327 North Aberdeen Street, Chicago, Illinois 60607 and legally described on **Exhibit A** attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "**Property**").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[EXECUTION PAGE FOLLOWS]

CCRD REVIEWER

8977557 D22567308 3

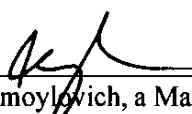
# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 31<sup>st</sup> day of March, 2015.

**GRANTOR:**

ABERDEEN 327 LLC,  
 an Illinois limited liability company

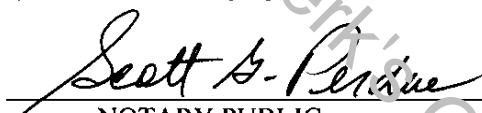
By: CEDAR STREET CAPITAL PARTNERS LLC,  
 a Delaware limited liability company,  
 its sole Manager

By:   
 Alex Samoylovich, a Manager

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, Scott G. Perdue, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ALEX SAMOYLOVICH, personally known to me to be a Manager of CEDAR STREET CAPITAL PARTNERS LLC, a Delaware limited liability company ("Cedar Street"), acting in its capacity as the sole Manager of ABERDEEN 327 LLC, an Illinois limited liability company (the "Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as a Manager of Cedar Street, acting in its capacity as the sole Manager of the Company, as his own free and voluntary act and as the free and voluntary act of Cedar Street, acting in its capacity as the sole Manager of the Company, for the uses and purposes therein set forth.



  
 NOTARY PUBLIC

My Commission Expires:  
4/26/2017

	Send subsequent tax bills to: <u>NORTH</u> 327 ABERDEEN OWNER LLC c/o CLK Properties 135 Crossways Park Drive, Suite 401 Woodbury, New York 11797 Attn: Mr. Peter Glass
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## Exhibit A to Special Warranty Deed


### Legal Description

LOTS 2, 3, 6 AND 7 IN SUBDIVISION OF BLOCK 13 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 327 NORTH ABERDEEN STREET, CHICAGO, ILLINOIS 60607

PIN NUMBERS: 17-08-410-001-0000 & 17-08-410-002-0000

REAL ESTATE TRANSFER TAX		02-Apr-2015
		COUNTY: 3,013.25
		ILLINOIS: 6,026.50
		TOTAL: 9,039.75
17-08-410-001-0000   20150301671514   0-182-839-680		

REAL ESTATE TRANSFER TAX		02-Apr-2015
		CHICAGO: 45,198.75
		CTA: 18,079.50
		TOTAL: 63,278.25
17-08-410-001-0000   20150301671514   1-832-774-016		

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## Exhibit B

### Permitted Exceptions

#### 327 North Aberdeen, Chicago, IL

1. RIGHTS OF THE FOLLOWING TENANTS, AS TENANTS ONLY, WHICH RIGHTS DO NOT INCLUDE ANY RIGHTS OF FIRST REFUSAL TO PURCHASE OR ANY OPTIONS TO PURCHASE ALL OR ANY PORTION OF THE INSURED LAND, AS MORE PARTICULARLY DESCRIBED ON THE RENT ROLL ATTACHED HERETO AS EXHIBIT \_\_\_\_\_.
2. TAXES FOR THE YEARS 2014 (FINAL INSTALLMENT) AND 2015, NOT YET DUE OR PAYABLE.
3. ENCROACHMENT OF THE STEPS AND PORCH LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 3.05 FEET, AND BY THE CONCRETE LIP LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH OF AND ADJOINING BY APPROXIMATELY .98 FEET AS SHOWN ON PLAT OF SURVEY NUMBER 2014-2646 PREPARED BY H. DONALDSON ASSOCIATES, INC. DATED MARCH 3, 2015 AND LAST UPDATE DATED MARCH 14, 2015.
5. ENCROACHMENT OF THE 2 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.02 FEET WEST, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-2646 PREPARED BY H. DONALDSON ASSOCIATES, INC. DATED MARCH 5, 2015.
6. ENCROACHMENT OF THE 2 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY UP TO APPROXIMATELY 0.26 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-2646 PREPARED BY H. DONALDSON ASSOCIATES, INC. DATED MARCH 5, 2015.
7. ENCROACHMENT OF THE 4 STORY BUILDING LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY UP TO APPROXIMATELY 0.04 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-2646 PREPARED BY H. DONALDSON ASSOCIATES, INC. DATED MARCH 5, 2015.