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Doc#: 1509801016 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 09:52 AM Pg: 1 of 7

SPECIAL WARRANTY DEED

GRANTOR, ILLINOIS FRANKLIN ASSOCIATES LLC, an Illinois limited liability company, having its principal place of business at 908 N. Halsted Street, Chicago, Illinois 60642, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the Grantee,

ENGINE COMPANY 42 FIREHOUSE LLC, an Illinois limited liability company, having its principal place of business at 908 N. Halsted Street, Chicago, Illinois, in and to the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF


Permanent Index Nos: 17-09-244-004-0000; 17-09-244-019-0000

Commonly Known As: 228 West Illinois Street, Chicago, Illinois 60654



TO HAVE AND HOLD said premises, forever. SUBJECT TO: Matters shown on Exhibit B attached hereto and made a part hereof.

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, it WILL WARRANT AND FOREVER DEFEND.

S Y
P 7
S N
SC Y
INT 100

REAL ESTATE TRANSFER TAX		31-Mar-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-09-244-004-0000 | 20150301674003 | 1-440-598-400

REAL ESTATE TRANSFER TAX		31-Mar-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-09-244-004-0000 | 20150301674003 | 1-336-396-160

Box 400

89753470228 ①

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 30th day of March, 2015

ILLINOIS FRANKLIN ASSOCIATES, LLC
an Illinois limited liability company

By: _____
Frederick S. Latsko, its Manager

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
Tax Bill To: ENGINE COMPANY 42 FIREHOUSE LLC, 908 N. Halsted Street, Chicago, Illinois 60642
Return To: WARREN C. LASKI ESQ., 1751 W. Surf Street, Chicago, Illinois 60657

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

3/30/15 _____
Date Buyer, Seller or Representative

**EXEMPT UNDER PROVISIONS OF PARAGRAPH
SEC. 200.1-2(B-6) OR PARA-
GRAPH SEC. 200.1-5(B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.**

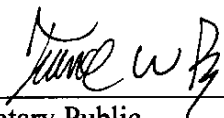
3/30/15 _____
DATE BUYER, SELLER, REPRESENTATIVE

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that Frederick S. Latsko, the sole Manager of Illinois Franklin Associates, LLC, 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, sealed and delivered the said instrument as his 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 notary seal this 30th day of March, 2015



 Notary Public



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EXHIBIT "A"
LEGAL DESCRIPTION

**LOTS 18, 19, AND THE WEST 11.49 FEET OF LOT 20 IN BLOCK 12 IN
NEWBERRY'S ADDITION TO CHICAGO IN THE WEST ½ OF THE NORTHEAST ¼
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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EXHIBIT "B" **PERMITTED EXCEPTIONS**

1. **GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE.**
2. **THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.**
3. **MECHANICS LIEN CLAIM IN FAVOR OF NABLA INC., AN ILLINOIS CORPORATION AGAINST ILLINOIS FRANKLIN ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED JANUARY 22, 2015 AS DOCUMENT NUMBER 1502256052 IN THE AMOUNT OF \$ 70,190.00. (AFFECTS LOTS 18 AND 19).**
4. **PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 15CH3231 FILED FEBRUARY 25, 2015 BY NABLA INC AGAINST STRUCTURE DEVELOPMENT MIDWEST LLC, ILLINOIS FRANKLIN ASSOCIATES LLC, CHICAGO TITLE INSURANCE COMPANY FOR FORELCOSURE OF MECHANIC LIEN RECORDED AS DOCUMENT 1502256052.**
5. **TERMS AND PROVISIONS OF ORDINANCE DATED DECEMBER 12, 2008 AND RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0803518010 DESIGNATING (FORMER) ENGINE COMPANY 42 FIREHOUSE AS A CHICAGO LANDMARK. (AFFECTS LOTS 19 AND ALL OF LOT 20).**
6. **AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 5, 2013 AS DOCUMENT NUMBER 1315633111 RELATING TO PARKING SPACES, TRASH FACILITIES, PARKING SPACES EASEMENT, STEAKHOUSE RESTRICTIONS, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.**
7. **OPERATION, EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT BETWEEN 220 WEST ILLINOIS OWNER, LLC AND ILLINOIS FRANKLIN ASSOCIATES, LLC, RECORDED JUNE 5, 2013 AS DOCUMENT NUMBER 1315633112, RELATING TO EASEMENTS, CONSTRUCTION, DEVELOPMENT RIGHTS, FIREHOUSE REDEVELOPMENT AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.**

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- 8. AGREEMENT FOR FLOOR AREA BONUS TO BENEFIT THE {FORMER} FIREHOUSE ENGINE NUMBER 42 FIREHOUSE RECORDED SEPTEMBER 30, 2013 AS DOCUMENT NUMBER 1327334074 MADE BY AND BETWEEN THE CITY OF CHICAGO; ILLINOIS FRANKLIN ASSOCIATES, LLC AND 220 WEST ILLINOIS OWNER, LLC, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.**
- 9. ENCROACHMENT OF THE IMPROVEMENTS LOCATED ON THE LAND ONTO THE PUBLIC PROPERTY SOUTH AND ADJOINING BY .04 FEET AS DISCLOSED BY SURVEY BY GREMLEY & BIEDERMANN DATED APRIL 4, 2013, NUMBER 2013-17606.**
- 10. ACTS DONE BY OR SUFFERED THROUGH GRANTEE**

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity or trust recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 31, 2015

Signature: _____
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 31st day of March, 2015.

Terence W Raser

Notary Public

My Commission Expires: 4-18-15



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity or trust recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 31, 2015

Signature: _____
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 31st day of March, 2015.

Terence W Raser

Notary Public

My Commission Expires: 4-18-15

