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Doc#: 1511722016 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2015 11:25 AM Pg: 1 of 5

Prepared by:

Andrew Massmann, Esq.
Applegate & Thorne-Thomsen, P.C.
626 W. Jackson Blvd. Suite 400
Chicago, IL 60607

**and after recording,
return to:**

Priya Gupta, Esq.
Jones Day
77 W. Wacker Dr., Suite 3500
Chicago, IL 60601

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of April 23, 2015 (the "Effective Date"), by ISLAND TERRACE L.L.C., an Illinois limited liability company, whose mailing address is 180 East Pearson Street, Unit 6407, Chicago, Illinois 60611 ("Grantor"), to and in favor of to PNC ARHPF ISLAND TERRACE LLC, a Delaware limited liability company, whose mailing address is 500 West Jefferson Street, Suite 2300, Louisville, Kentucky 40202 ("Grantee").

Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns all of Grantor's right, title and interest in, to and under the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, 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.

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COOK COUNTY RECORDER OF DEEDS
KAREN A. YARBROUGH
APR 27 2015

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And Grantor does hereby covenant, promise and agree to and with Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND such property unto Grantee and its successors and assigns, against all persons or entities making any claims or demands concerning such property, by, through or under Grantor, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the Effective Date.

GRANTOR:


ISLAND TERRANCE L.L.C.,
an Illinois limited liability company

By: *George E. Johnson*
Name: George E. Johnson
Its: Member

SEND SUBSEQUENT TAX BILLS TO:



PNC ARHPF Island Terrace LLC
500 W. Jefferson Street
Suite 2300
Louisville, KY 40202

REAL ESTATE TRANSFER TAX 24-Apr-2015

	CHICAGO:	742,500.00
	CTA:	57,000.00
	TOTAL:	199,500.00

20-23-217-011-0000 | 20150401679624 | 1-579-554-176

REAL ESTATE TRANSFER TAX 24-Apr-2015

		COUNTY:	9,500.00
		ILLINOIS:	19,000.00
		TOTAL:	28,500.00

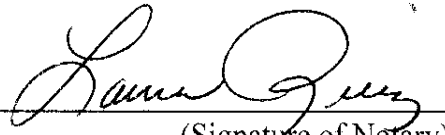
20-23-217-011-0000 | 20150401679624 | 2-021-102-976

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CITY OF CHICAGO)
) SS.
STATE OF ILLINOIS)

I, LAURA Ruiz, a notary public in and for said jurisdiction aforesaid, do hereby certify that George E. Johnson, Sr. personally known to me to be the Member of Island Terrance L.L.C. ("Grantor"), 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 as such Member of Island Terrance L.L.C. he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Dated as of April 23, 2015.



(Signature of Notary)



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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 48 AND 51 IN ROBERTSON'S SUBDIVISION OF THE NORTH 25 25/100 ACRES OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, LOT 3 (EXCEPT THE WEST 50 FEET OF THE SOUTH 8.50 FEET OF LOT 3), AND THE NORTH 3.50 FEET OF THE EAST 100 FEET OF LOT 4, AND LOT 17 IN SOUTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 441 FEET OF THE NORTH 1490 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE RAILROAD, LYING EAST OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Property Address: 6430 South Stony Island Avenue, Chicago, IL 60637

Property Tax Identification Number: 20-23-217-011-0000
20-23-217-012-0000
20-23-217-021-0000

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EXHIBIT B

Permitted Exceptions

1. 2nd INSTALLMENT OF 2014 REAL ESTATE TAXES AND OTHER FUTURE REAL ESTATE TAXES, NOT YET DUE AND PAYABLE.
2. EASEMENT IN FAVOR OF COMCAST OF ILLINOIS III, INC., , AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 1404439050, AFFECTING THE LAND.
3. EASEMENT FOR PASSAGEWAY, LIGHT AND AIR IN, OVER AND UPON THE NORTH 10 FEET OF THE LAND AS ESTABLISHED BY AGREEMENT RECORDED AS DOCUMENT 2625172 RECORDED OCTOBER 27, 1897. (AFFECTS LOT 48)
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, AS TENANTS ONLY, WITH NO RIGHTS OF PURCHASE.
5. ENCROACHMENT OF THE WALLS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND SOUTH BY VARRYING AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 15-03 PREPARED BY B.H. SUHR & COMPANY, INC. DATED JANUARY 7, 2015.