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THIS DOCUMENT PREPARED BY:

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Doc#: 1516218049 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2015 11:39 AM Pg: 1 of 5

2014

**RECORDED AT THE REQUEST OF,
WHEN RECORDED MAIL TO AND
MAIL TAX BILL TO:**

Weed Street III LLC
740 Waukegan Road, Suite 300
Deerfield, Illinois 60015

**PERMANENT PARCEL NUMBERS:
See Exhibit A**

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This DEED is made and entered into as of the 16th day of June, 2015, by FREMONT SQUARE, LLC, a Delaware limited liability company having a mailing address at 740 Waukegan Road, Suite 300, Deerfield, IL 60015 ("Grantor"), to for the benefit of WEED STREET III LLC, an Illinois limited liability company having a mailing address at 740 Waukegan Road, Suite 300, Deerfield, IL 60015 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, CONVEY, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Cook and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Subject, however, to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby covenanting that it and its successors and assigns shall WARRANT AND DEFEND the title to the Property unto the Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to the Exceptions.

[Remainder of this page intentionally left blank]

First American Title Order #

MS 723593

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EXHIBIT A

LEGAL DESCRIPTION FOR THE PROPERTY

PARCEL 1:

THE EAST 6 FEET 4 INCHES OF LOT 4, LOT 3 (EXCEPT THE EAST 1.0 FOOT THEREOF) IN J. A. YALE'S RESUBDIVISION OF BLOCK 39 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOT 1, ALL OF LOT 2 AND THE EAST 1 FOOT OF LOT 3 IN BLOCK 39 IN J. A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61, AND 72 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 (EXCEPT THE EAST 6 FEET 4 INCHES THEREOF) AND LOT 5 IN J. A. YALE'S RESUBDIVISION OF BLOCK 39 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 20, 21 AND 22 IN YALE'S RESUBDIVISION OF BLOCK 45 IN ELSTON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 23, 24 AND 25 IN YALE'S RESUBDIVISION OF BLOCK 45 IN ELSTON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 5 AFORESAID, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, 17.0 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER THEREOF, TO A POINT IN THE NORTHEASTERLY LINE OF LOT 1 AFORESAID, 16.62 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER THEREOF ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 909 West North Ave., and 1531 North Kingsbury, Chicago, Illinois 60642

Tax PIN Nos.: 17-05-208-020-0000 (Parcel 1)
17-05-208-021-0000 (Parcel 2)
17-05-208-019-0000 (Parcel 3)
17-05-213-003-0000 (Part of Parcel 4)
17-05-213-033-0000 (Part of Parcel 4)

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EXHIBIT B

EXCEPTIONS

1. Taxes for the years 2014 and thereafter, none now due and payable.
2. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
3. Terms, provisions and conditions contained in Lease by and between Cole Taylor Bank/Main, under Trust Agreement 88-174, Lessor, and Firestone Tire and Rubber Company, Lessee, dated October 28, 1989 as disclosed by a memorandum filed January 23, 1990 as document LR3855443, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee. (Affects Parcels 1, 2 and 3)
4. Easement for an encroachment between the City of Chicago, State of Illinois and Weil Pump Company as contained in Agreement recorded November 23, 1983 as document 26873123, and the terms and provisions contained therein. (Affects Parcel 4)
5. Environmental No Further Remediation Letter recorded May 9, 2013 as document 1312916014. (Affects Parcels 1, 2 & 3)
6. Agreement and Declaration of Easements, Covenants, Conditions and Restrictions made by and between Fremont-Chicago, LLC and Fremont Square, LLC recorded February 10, 2015 as document 1504116007; Assignment and Assumption Agreement between Fremont Square, LLC, as assignor, and Weed Street III LLC, as assignee, recorded June 11, 2015 as document 1516218048. (Affects Parcel 4)

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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 recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 9, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said John J. Lipic
This 9th day of June, 2015
Notary Public [Handwritten Signature]



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 recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date June 9, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said John J. Lipic
This 9th day of June, 2015
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)