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SPECIAL

Warranty Deed



Doc#: 1523729003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2015 09:54 AM Pg: 1 of 4

This document was prepared by:

Kenneth Klassman, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison, Suite 3700
Chicago, Illinois 60661

When recorded return to:

Sterling Bay Companies, LLC
1040 W. Randolph St.
Chicago, Illinois 60607
Attn: Dean J. Marks, Esq.

(Above Space for Recorder's Use Only)

The Grantor, GRE, 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 its principal office at 500 W. Madison, Suite 3700, Chicago, Illinois, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to 1511 W. WEBSTER, LLC, a Delaware limited liability company, having its principal office at 1040 W. Randolph Street, Chicago, Illinois 60607, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise.

Address of Real Estate: 1503-1521 W. Webster, Chicago, Illinois 60614

PIN: 14-32-120-003-0000
14-32-120-006-0000
14-32-120-007-0000

[Signature page follows]

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Dated this 21st day of August, 2015.

GRE, LLC,
an Illinois limited liability company

EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SEC. 200.1-2 (B-6) OF PARAGRAPH L, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

By: Gulco Corp.,
a Delaware corporation, its Member

8/21/15
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

By: [Signature]
Joel M. Friedman, President

STATE OF ILLINOIS

COUNTY OF COOK

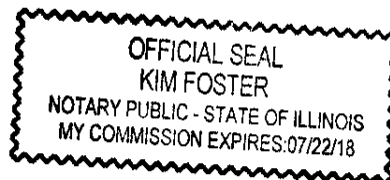
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOEL M. FRIEDMAN, PRESIDENT OF GULCO CORP., SOLE MEMBER OF GRE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 17th day of August, 2015

[Signature]
NOTARY PUBLIC

SEND FUTURE TAX BILLS TO:

1511 W. Webster, LLC
c/o Sterling Bay Companies, LLC
1040 W. Randolph St.
Chicago, Illinois 60607
Attn : Eric Helfand



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:



LOTS 1 TO 8, INCLUSIVE AND THE NORTH 1/2 OF LOT 9 IN SUB-BLOCK 6 IN DOMINICK'S SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2:

THAT TRACT OF LAND LYING WEST OF AND ADJOINING LOTS 1 TO 6, INCLUSIVE, AFORESAID AND LYING EAST OF THE EXISTING DOCK LINE OF EASTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER, (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES, THAT PART THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEBSTER AVENUE AT A POINT 240.1 FEET WEST FROM THE SOUTHWEST CORNER OF THE INTERSECTION OF WEBSTER AVENUE AND DOMINICK STREET; THENCE SOUTHEASTERLY TO A POINT OF THE SOUTH LINE OF LOT 2 EXTENDED WEST, 264.1 FEET WEST OF THE WEST LINE OF DOMINICK STREET AS MEASURED ON THE SOUTH LINE OF SAID LOT 2), ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1503-1521 Webster, Chicago, Illinois 60614

PINS: 14-32-120-003-0000; 14-32-120-006-0000; and 14-32-120-007-0000

REAL ESTATE TRANSFER TAX		24-Aug-2015
	COUNTY:	10,625.00
	ILLINOIS:	21,250.00
	TOTAL:	31,875.00
14-32-120-003-0000 20150601601657 1-083-922-304		

REAL ESTATE TRANSFER TAX		24-Aug-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-32-120-003-0000 20150601601657 2-064-078-720		

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EXHIBIT "B"

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES THAT ARE NOT YET DUE OR PAYABLE.
2. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER EXISTING UNRECORDED LEASES DESCRIBED IN THE ALTA STATEMENT DELIVERED CONTEMPORANEOUSLY HEREWITH EXCLUDING ANY RIGHTS OF REFUSAL AND OPTIONS TO PURCHASE ANY PORTION OF THE LAND INSURED IN SCHEDULE A, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE N BRANCH OF THE CHICAGO RIVER, AND THE RIGHTS OF THE PROPERTY OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SAID RIVER.
4. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED NOVEMBER 16, 2011 AS DOCUMENT NO. 1132031022.
5. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND TO MAINTAIN OVERHEAD WIRES AS SHOWN ON THE PLAT OF SURVEY BY GREMLEY & BIEDERMANN DATED MARCH 11, 2015, AS DOCUMENT NO. 2015-20470-001.