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SPECIAL WARRANTY DEED

This document was prepared by:

Harrison & Held, LLP
333 West Wacker Drive
Suite 1700
Chicago, IL 60606
Attn: Brad Gerber, Esq.
Telephone: 312-540-4965

When recorded return to:

2044 N. Dominick, LLC
1040 W. Randolph Street
Chicago, Illinois 60607
Attn : Andy Gloor



Doc#: 1525419166 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2015 03:52 PM Pg: 1 of 7

(Above Space for Recorder's Use Only)

15SA4527100LP - Tms (143)

The Grantor, **LAKIN PROPERTY PARTNERSHIP**, a general partnership 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 2044 N Dominick St., Chicago, Illinois 60614, 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 **2044 N. DOMINICK, 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 otherwise subject however to the Permitted Exceptions.

Address: 2036-2044 N Dominick Street and 1420 W Armitage Ave, Chicago, Illinois

[Signature page follows.]

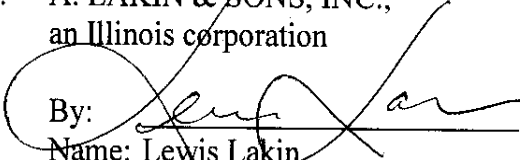
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Dated this 28th day of August, 2015


REAL ESTATE TRANSFER TAX		11-Sep-2015
	COUNTY:	8,586.00
	ILLINOIS:	17,172.00
TOTAL:		25,758.00
14-32-135-001-0000 20150801620661 1-533-693-824		

LAKIN PROPERTY PARTNERSHIP,
an Illinois general partnership

BY: A. LAKIN & SONS, INC.,
an Illinois corporation

By: 
 Name: Lewis Lakin
 Its: Chairman of the Board

ITS: Managing Partner

REAL ESTATE TRANSFER TAX		11-Sep-2015
	CHICAGO:	0.00
	CTA:	0.00
TOTAL:		0.00
14-32-135-001-0000 20150801620661 0-979-521-408		

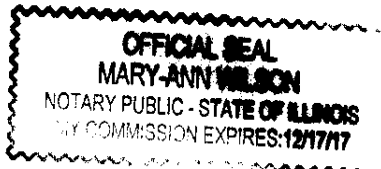
STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT LEWIS LAKIN, CHAIRMAN OF THE BOARD OF A. LAKIN & SONS, INC, AN ILLINOIS CORPORATION AS THE MANAGING PARTNER OF LAKIN PROPERTY PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP, 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 28th day of August, 2015

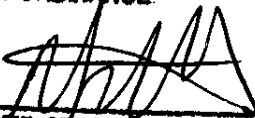

 NOTARY PUBLIC



SEND FUTURE TAX BILLS TO:
 2044 N. Dominick, LLC
 1040 W. Randolph Street
 Chicago, Illinois 60607
 Attn : Eric Helfand

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

8/28
 DATE


 BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

LOTS 5, 6, 7 AND 8 AND THE NORTH 1/2 OF THE SOUTHERLY VACATED ALLEY, AND LOTS 1, 2 AND 3 IN BLOCK 5 AND THE 16' VACATED ALLEY WEST AND ADJOINING LOT 1, 2 AND 3 IN BLOCK 5, RECORDED AS DOCUMENT 3658389, IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 30.00 FEET TO A NON-TANGENT CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 289.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.54 FEET TO A POINT WHICH IS 2.71 FEET EAST OF THE WEST LINE OF SAID LOT 5 AND 33.30 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 33.30 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 22.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 22, 23, AND 24 IN BLOCK 4 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELD'S TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 17, 18, 19, 20 AND 21 IN BLOCK 4 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTHERLY 1/2 OF LOT 9, AND LOT 10, AND THE NORTHERLY 58 FEET OF LOT 11 IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADD. TO CHICAGO IN SECTION 29, 31, 32, 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTHERLY 25 FT. OF LOT 11, LOT 12 AND THE NORTH 1/2 OF THE SOUTHERLY VACATED ALLEY IN BLOCK 6 IN W.F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, 31, 32, 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 9, 10, 11, 12, 13, 14, 15 AND PART WEST OF A LINE COMMENCING AT A POINT IN SOUTH LINE 14.31 FEET WEST OF SOUTHEAST CORNER OF LOT 7, THENCE NORTH AT A RIGHT ANGLE TO POINT OF CURVE, THENCE NORTHERLY ON CURVE TO LAST DESCRIBED COURSE CONVEX EASTERLY RADIUS 177.53 FEET, 93.23 FEET TO A POINT IN NORTH LINE 14.17 FEET WEST OF

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NORTHEAST CORNER OF LOT 8, AND THE SOUTH 1/2 OF THE VACATED ALLEY NORTHERLY OF LOTS 9 TO 15 AND NORTHERLY OF THE WESTERLY 9.83 FEET OF LOT 8 IN BLOCK 1 IN J.F. LAWRENCE'S SUB OF LOT 4 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

ALSO,

THAT PART OF N. DOMINICK ST. BOUNDED ON THE SOUTH BY THE SOUTH LINE, AS OCCUPIED, OF DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ON THE NORTH BY THE NORTH LINE OF THE SOUTH 33 FEET OF LOT 11 (AS MEASURED ON THE EAST LINE OF SAID LOT) IN BLOCK 6 IN SAID DOMINICK'S SUBDIVISION EXTENDED EAST TO A POINT 8 FEET EAST OF THE WEST LINE OF SAID DOMINICK STREET, AND ON THE NORTHEAST BY A LINE RUNNING FROM SAID POINT ON THE NORTH OF THE PREMISES HEREWITH DESCRIBED TO A POINT ON THE EASTERLY LINE OF DOMINICK ST. 33 FEET NORTHWEST OF THE LINE OF SAID SUBDIVISION.

PARCEL 7:

THAT PART OF WEST ARMITAGE AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 94014634 LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 15 IN BLOCK 1 WHICH IS 334.69 FEET WEST OF THE WEST LINE OF NORTH SOUTHPORT AVENUE VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 94014634, AS MEASURED ON THE NORTH LINE OF VACATED WEST ARMITAGE AVENUE, TO A POINT ON THE NORTH LINE OF LOT 13 IN BLOCK 2 WHICH IS 334.69 FEET WEST OF THE EAST LINE OF VACATED NORTH SOUTHPORT AVENUE AS MEASURED ON THE SOUTH LINE OF VACATED WEST ARMITAGE AVENUE ALL IN J.F. LAWRENCE'S SUBDIVISION OF LOT 4 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED BY AGREEMENT FOR EASEMENT RECORDED AS DOCUMENT NUMBER 96293051.

ADDRESS: 2036-2044 N DOMINICK STREET AND 1420 W ARMITAGE AVE, CHICAGO, ILLINOIS

TAX PARCEL NUMBERS: 14-32-120-004-0000, 14-32-120-005-0000, 14-32-130-001-0000, 14-32-130-002-0000, 14-32-130-003-0000, 14-32-130-004-0000, 14-32-130-005-0000, 14-32-130-012-0000, 14-32-130-013-0000, 14-32-130-014-0000, 14-32-135-001-0000, 14-32-135-002-0000, 14-32-135-003-0000, 14-32-135-004-0000, 14-32-135-005-0000, 14-32-135-006-0000, 14-32-135-015-0000, 14-32-135-019-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes for the year 2015 and subsequent years.
2. Part of Parcel 7 described herein does not appear to be assessed on the Tax Roll for the year(s) 1996 and subsequent years. Said Land is subject to the possible assessment and collection of property taxes for 2011 and subsequent years. (Affects Parcel 7)
3. Rights of A. Lakin & Sons, Inc., and Liberty Tire Services of Ohio, LLC, as tenants only, without rights of purchase or right of first refusal as described in the Alta Statement delivered contemporaneously herein.
4. Railroad rights of way, switch and spur tracks and land uses for railroad purposes, if any.
5. Rights of the municipality, public and quasi-public utilities, cable companies and governmental agencies to use, maintain, operate, repair, replace, renew and reconstruct facilities located on the land.
6. Right to connect and lay on the railroad right of way of the Chicago, Milwaukee, St. Paul railway company a railroad track to run across Dominick street to be used for switching cars to and from the dock lots on the west side of said street, as disclosed in the deed from Rosine Greenbaum to Parker Grace dated October 20, 1885 and recorded January 25, 1887 as document number 792947. (Affects Parcel 1)
7. Right to connect and lay on the railroad right of way of the Chicago, Milwaukee, St. Paul Railway company a railroad track to run across Dominick Street to be used for switching cars to and from the dock Lots on the West Side of Said Street, As disclosed in the deed from Nathan Gutman and Emma Gutman to Rosine Greenbaum dated October 20, 1885 and recorded February 23, 1886 as document number 693370. (Affects Parcel 1)
8. Easement over, upon and across parcel 5 for ingress and egress as created by the agreement made by and between Southport-Armitage, Inc. And A. Lakin & sons, Inc. Dated September 1, 1966 and recorded December 6, 1966 as document number 20016169. (Affects Parcel 5)
9. Covenants contained in the deed from Stuart D. Boynton, and others, to Samuel Braun, and others, dated April 15, 1919 and recorded May 17, 1919 as document number 6520099, as modified by instrument dated March 8, 1922 and recorded March 15, 1922 as document number 7428921 relating to the establishment, maintenance and use of switch tracks. (Affects Parcel 6)
10. Perpetual easement, Privilege, right and authority to construct, reconstruct, repair, maintain and operate intercepting sewers, drains and outlets, together with the necessary appurtenances thereto, as Condemned by the sanitary district of Chicago, a municipal corporation, pursuant to judgment entered July 10, 1934 in case number 34 c 5962. (Affects the west 16 feet of lot 10 in parcel 6)

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11. Rights of the United States of America, state of Illinois, the municipality and the public in and to that part of the premises in question falling in the north branch of the Chicago River; also rights of property owners in and to the free and unobstructed flow of the waters of said river. (Affects parcels 4 and 5)

12. Easement agreement recorded December 6, 1966 as document 20016169 by and between Southport-Armitage, Inc., a corporation of Illinois, A. Lakin & Sons, Inc., a corporation of Illinois, American National Bank of Chicago, Henrietta Jarrow, Jarrow Products, Inc., a corporation of Illinois, & Jarrow Plastics, Inc., a corporation of Illinois, of an easement over, upon and across a portion of property lying north of and adjoining to the north line of Armitage Avenue & lying immediately to the east of and adjacent to the following described line in lots 7 & 8 in block 1

Commencing at a point in the south line of said block 1 which is 14.31 feet west of the southeast corner of said lot 7, thence north at right angle to said south line 11 feet to a point of curve, thence northerly in the arc of a circle tangent to the last described line convex easterly and having a radius of 177.53 feet for a distance of 93.23 feet to a point in the north line of said lot 8 which is 14.17 feet west of the northeast corner of said lot 8, for the purpose of using, repairing and maintaining the existing railroad track and for ingress and egress. (Affects Parcels 1 and 6)

13. Rights of the municipality, state of Illinois, the public and adjoining owners in and to that part of the land falling in vacated streets and alleys

14. Terms, provisions, conditions, limitations, restrictions, covenants and easements of an ordinance passed July 29, 1932 by the City of Chicago, a copy of which was recorded July 2, 1973 as document number 23137161 granting to the sanitary district of Chicago perpetual easements upon, under and through certain streets in the City of Chicago and along both banks of the north branch of the Chicago river and the north bank of the Chicago river to construct, maintain and operate an intercepting sewer, drain and outlet.

15. Reservation of a right of way in favor of the City of Chicago contained in the ordinance vacating certain streets and alleys recorded January 5, 1994 as document number 94014634 for installation, maintenance, renewal and reconstruction of water mains, sewers lines, other municipally owned service facilities and appurtenances thereto. (Affects Parcels 5 and 6)

16. Reservation of an easement in favor of the metropolitan sanitary district as contained in an ordinance vacating certain streets and alleys recorded January 5, 1994 as document number 94014634 to construct, reconstruct, repair, maintain and operate intercepting sewers and appurtenances thereto. (Affects Parcels 5 and 6)

17. Reservation of a right of way in favor of the City of Chicago contained in an ordinance vacating certain streets and alleys recorded January 5, 1994 as document number 94014634 for

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maintenance, renewal, construction, reconstruction and installation of city traffic signal facilities and fire alarm conduit and cable. (Affects Parcels 5 and 6)

18. Reservation of an easement contained in an ordinance vacating certain streets and alleys recorded January 5, 1994 as document number 94014634 in favor of Commonwealth Edison and Illinois Bell Telephone Company, their successors or assigns, to operate, maintain, construct, replace and renew overhead poles, wires and associated equipment and underground conduits, cables and associated equipment for the transmission and distribution of electrical energy and telephonic services.

(Affects Parcels 5 and 6)

19. Terms, provisions, conditions, restrictions and limitations contained in the restrictive covenant agreement dated January 5, 1994 and recorded January 5, 1994 as document number 94014635 made by and between A. Finkl & sons, co. and the City of Chicago.

Note: said agreement contains a reverter in favor of the City of Chicago in case of a violation of said agreement. (Affects Parcels 5 and 6)

20. Easement in favor of A. Finkl & Sons Co., a Delaware corporation for the purpose of providing a means of ingress and egress recorded April 18, 1996 as document no. 96293052 affecting parcel 6 of the land, and the terms and provisions contained therein. (Affects Parcel 6)

21. Rights of public or quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers and other facilities in vacated streets and alleys.

22. Terms, provisions and conditions relating to the easement described as Parcel No. 8, contained in the instrument creating said easement.