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PREPARED BY:

Lawrence M. Benjamin
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AFTER RECORDING RETURN TO:

Steven A. Stender
Much Shelist
191 North Wacker Drive,
Suite 1800
Chicago, IL 60606

Doc#: 1536416069 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2015 03:00 PM Pg: 1 of 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made as of this 29th day of December, 2015, between Cheder Lubavitch Hebrew Day School, Inc., an Illinois not-for-profit corporation ("**Grantor**"), whose legal address is 5201 West Howard Street, Skokie, IL 60077, and Banner Northtown Storage, LLC, a Delaware limited liability company ("**Grantee**"), whose legal address is 500 Skokie Boulevard, Suite 600, Northbrook, IL 60062:

WITNESSETH, that Grantor, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City of Chicago, County of Cook and State of Illinois, described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or rights to use easements relating to the Property, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, in fee simple, unto the Grantee and its successors and assigns forever subject only to those exceptions listed on Exhibit B, attached hereto and incorporated herein by this reference (collectively, the "**Permitted Exceptions**").

Grantor, for itself, and its successors, does covenant, and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject only to the Permitted Exceptions.

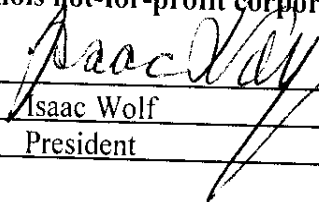
[Remainder of page intentionally left blank; Signature page follows]

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IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed on the day and year first above written.

GRANTOR:

CHEDER LUBAVITCH HEBREW DAY SCHOOL, INC., an Illinois not-for-profit corporation

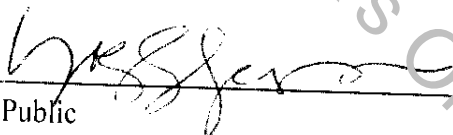
By: 
Name: Isaac Wolf
Title: President

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Isaac Wolf, as President of CHEDER LUBAVITCH HEBREW DAY SCHOOL, INC., an Illinois not-for-profit corporation (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the CHEDER LUBAVITCH HEBREW DAY SCHOOL, INC., for the uses and purposes therein set forth.


Given under my hand and official seal, this 22nd day of December, 2015.






Notary Public
My Commission Expires: 7/27/18

SEND SUBSEQUENT TAX BILLS TO:

Banner Northtown Storage, LLC,
500 Skokie Boulevard, Suite 600
Northbrook, IL 60025
Attn: General Counsel

REAL ESTATE TRANSFER TAX		30-Dec-2015
	CHICAGO:	20,625.00
	CTA:	0.00
	TOTAL:	20,625.00 *
13-02-220-053-0000 20151201655983 0-279-120-960		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		31-Dec-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-02-220-053-0000 20151201655983 2-011-860-032		

[Signature Page to

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of Property

1. THE FOLLOWING PROPERTY COMMONLY KNOWN AS: 6341 N. MCCORMICK, CHICAGO, ILLINOIS 60659 IS LEGALLY DESCRIBED AS FOLLOWS

THAT PART OF LOT 1 IN ANTHONY'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY LINE, 173.11 FEET NORTH OF THE SOUTHEAST CORNER; THENCE 93°23'24" FROM SAID CORNER WESTERLY 63.28 FEET; THENCE 224°48'38" NORTHWESTERLY FROM THE LAST DESCRIBED COURSE 79.91 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF MC CORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, CONTAINING 0.647 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 13-02-220-053-0000

2. THE FOLLOWING PROPERTY COMMONLY KNOWN AS: 6345-47 N. MCCORMICK, CHICAGO, ILLINOIS 60659 IS LEGALLY DESCRIBED AS FOLLOWS:

LOT 1 IN ANTHONY'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING ON THE EASTERLY LINE 173.11 FEET NORTH OF THE SOUTHEAST CORNER; THENCE 93 DEGREES 23 MINUTES 24 SECONDS FROM SAID CORNER WESTERLY 63.28 FEET; THENCE 224 DEGREES 24 MINUTES 38 SECONDS NORTHWESTERLY FROM THE LAST DESCRIBED COURSE 79.91 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 09 DEGREES 11 MINUTES 39 SECOND EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 8.385 METERS (27.51 FEET); THENCE SOUTHWESTERLY 7.502 METERS (24.61 FEET) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 171.796 METERS (563.63 FEET), THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 47 MINUTES 09 SECONDS WEST, 7.501 METERS (24.61 FEET); THENCE SOUTH 68 DEGREES 02 MINUTES 13 SECONDS WEST 5.726 METERS (18.79 FEET) TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE 18.661 METERS (61.22 FEET) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 167.796 METERS (550.51 FEET), THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES, 14 MINUTES 01 SECONDS EAST 18.651 METERS (61.19 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 13-02-220-052-0000

UNOFFICIAL COPY**EXHIBIT B
TO SPECIAL WARRANTY DEED****Permitted Exceptions**

TRACT 1:

1. GENERAL REAL ESTATE TAXES 2014, 2015, AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.
PERMANENT INDEX NUMBER: 13-02-220-053-0000 (VOLUME NUMBER 318)
2. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR MCCORMICK ROAD.
3. EASEMENT FOR INGRESS AND EGRESS TO LOTS 1 AND 2 ACROSS THE FOLLOWING DESCRIBED PROPERTY LINES:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHWEST PROPERTY LINE A DISTANCE OF 15.00 FEET THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 45.00 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF LOT 1 A DISTANCE OF 15.00 FEET, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY PROPERTY LINE OF LOT 1, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; AND, COMMENCING AT THE NORTHWEST CORNER OF LOT 2 AND PROCEEDING SOUTHWESTERLY ALONG THE NORTHWEST PROPERTY LINE, A DISTANCE OF 15.00 FEET, THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY PROPERTY LINE A DISTANCE OF 45.00 FEET, THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE NORTHERLY PROPERTY LINE A DISTANCE OF 15.00 FEET, THENCE NORTHWESTERLY ALONG THE NORTHERLY PROPERTY LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, AS DISCLOSES BY DECLARATION OF EASEMENT MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1974 AND KNOWN AS TRUST NUMBER 65062 RECORDED AS DOCUMENT 85057328.
(AFFECTS LAND AND OTHER PROPERTY)
4. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL, OPERATE, MAINTAIN, REPAIR, RENEW, REPLACE AND REMOVE ELECTRIC FACILITIES FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE, AS CREATED BY ELECTRIC FACILITIES AGREEMENT WITH THE COMMONWEALTH EDISON COMPANY RECORDED DECEMBER 22, 1975 AS DOCUMENT 23331597.
(AFFECTS LAND AND OTHER PROPERTY)
5. TERMS AND PROVISIONS OF AN EASEMENT RECORDED OCTOBER 26, 1988 AS DOCUMENT NUMBER 88494363 MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 15 1988 AND KNOWN AS TRUST NO 109791 TO COMMONWEALTH EDISON GRANTING AN EASEMENT FOR MAINTENANCE AND OPERATION OF ELECTRICAL OVERHEAD & UNDERGROUND DISTRIBUTION FACILITIES, TOGETHER WITH THE RIGHT OF ACCESS, AFFECTING THE EAST 10.00 FEET OF LOT 1 OF THE LAND.
6. TERMS, PROVISIONS, EASEMENTS AND CONDITIONS CONTAINED IN THE EASEMENT & LICENSE AGREEMENT DATED MAY 20, 1987 BY AND RECORDED MARCH 8, 1988 AS DOCUMENT 88099082 BETWEEN LASALLE NATIONAL BANK AS

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TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 28, 1983 AND KNOWN AS TRUST NO. 107306, CHICAGO TITLE & TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 24, 1974 AND KNOWN AS TRUST NO. 65062, LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 15, 1985, AND KNOWN AS TRUST NO. 109791.

NOTE: THE LICENSE PORTION OF THE DOCUMENT ENTITLED "EASEMENT AND LICENSE AGREEMENT" DOES NOT AFFECT THE SUBJECT LAND.

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

7. TERMS AND PROVISIONS OF AN EASEMENT RECORDED OCTOBER 26, 1988 AS DOCUMENT NUMBER 88494363 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST #109791 TO COMMONWEALTH EDISON GRANTING AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL TRANSMISSION FACILITIES ON, OVER AND ACROSS A PORTION OF THE LAND.
8. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO EASEMENT AND LICENSE AGREEMENT DATED MAY 20, 1987 AND RECORDED MARCH 5, 1988 AS DOCUMENT 88099082 AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 97956405 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND PARKING.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
9. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY SURVEY PREPARED BY MCTIGUE & ASSOCIATES, LTD. DATED JANUARY 30, 2015 AS ORDER NUMBER 86-965 UD 15, DEPICTING A TRANSFORMER PAD, CATCH BASIN AND STORM SEWER LINE.
10. POSSIBLE SHARED CONCRETE SIDEWALK ON THE EASTERN PORTION OF THE PREMISES AS DISCLOSED BY SURVEY PREPARED BY MCTIGUE & ASSOCIATES, LTD. DATED JANUARY 30, 2015 AS ORDER NUMBER 86-965 UD 15.
11. ENCROACHMENT OF HIGH 2 STORY BRICK THEATER OVER THE 10 FOOT EASEMENT ALONG THE NORTHEASTERLY LINE OF THE LAND BY A RANGE OF 4.81 FEET TO 2.65 FEET AS DISCLOSED BY SURVEY PREPARED BY MCTIGUE & ASSOCIATES, LTD. DATED JANUARY 30, 2015 AS ORDER NUMBER 86-965 UD 15.

TRACT 2:

12. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2014, 2015, AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.
PERMANENT INDEX NUMBER: 13-02-220-052-0000 (VOLUME NUMBER 318)
13. DECLARATION OF EASEMENT RECORDED AS DOCUMENT 85057328 MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1974 AND KNOWN AS TRUST NUMBER 65062 FOR PURPOSES OF INGRESS AND EGRESS TO LOTS 1 AND 2.
(AFFECTS THE LAND AND OTHER PROPERTY)
14. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL, OPERATE, MAINTAIN, REPAIR, RENEW, REPLACE AND REMOVE ELECTRIC FACILITIES FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE, AS CREATED BY ELECTRIC FACILITIES AGREEMENT WITH THE COMMONWEALTH EDISON COMPANY RECORDED DECEMBER 22, 1975 AS DOCUMENT 23331597.

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(AFFECTS LAND AND OTHER PROPERTY)

15. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS CREATED BY GRANT RECORDED OCTOBER 26, 1988 AS DOCUMENT 88494363.
- (AFFECTS THE EASTERLY 20 FEET AND A STRIP 10 FEET WIDE EXTENDED INTO THE LAND FROM A POINT 45 FEET SOUTH, MEASURING 11 FEET ALONG THE NORTHEASTERLY LINE OF SAID 10 FOOT EASEMENT, LYING WESTERLY OF THE EASTERLY 10 FEET OF THE NORTH CORNER)
16. EASEMENT AND LICENSE AGREEMENT DATED MAY 20, 1987 AND RECORDED MARCH 5, 1988 AS DOCUMENT 88099082 AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 97956405 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND PARKING.
17. EASEMENTS RESERVED IN THE DEED RECORDED MAY 25, 1993 AS DOCUMENT 93393927 FROM LASALLE NATIONAL TRUST, NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1989 AND KNOWN AS TRUST NUMBER 114991 TO COMERICA BANK-ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1994 AND KNOWN AS TRUST NUMBER 11801 AS SET FORTH BELOW:
- (1) INGRESS AND EGRESS OVER EXISTING DRIVEWAY
(AFFECTS NORTHWESTERLY 25 FEET)
 - (2) EMERGENCY PEDESTRIAN INGRESS AND EGRESS
(AFFECTS SOUTHERLY 5 FEET OF THE DESCRIBED PARCEL BEGINNING AT A POINT 63.28 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID PARCEL)
18. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY SURVEY PREPARED BY MCTIGUE & ASSOCIATES, LTD. DATED JANUARY 30, 2015 AS ORDER NUMBER 86-965 UD 15, DEPICTING A GAS MAIN, MANHOLE, CATCH BASIN, WATER VALVE VAULT, OVERHEAD WIRES AND ELECTRIC METER.