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THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:




Hamilton Thies & Lorch LLP
200 S. Wacker Drive
Chicago, Illinois 60606-1229
Attention: Marcia Owens

Doc#: 1600834034 Fee: \$62.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2016 09:37 AM Pg: 1 of 13

**Exempt from transfer tax pursuant
to 35 ILCS 200/31-45(l)**

Date: December 11, 2015


Grantor, Grantee or Representative

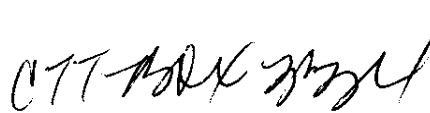
SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of December 11th, 2015, by JOHN D. CREDEDIO, a married man, a, having an address of 5660 West Taylor Street, Chicago, Illinois 60644 ("Grantor"), to ROOSEVELT CORRIDOR LLC, an Illinois limited liability company, having an address of 1550 Hecht Road, Bartlett, Illinois ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois legally described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property"). THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR NAMED HEREIN.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions").

Execution, delivery, and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the mortgage liens held by Grantee or any of its affiliates with the interest conveyed under this Special Warranty Deed. Grantee and any of its affiliates or any of their successors, and assigns shall retain and reserve the right to foreclose the lien of Grantee's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed.

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COORD REVIEWER

UNOFFICIAL COPY**EXHIBIT A TO SPECIAL WARRANTY DEED****LEGAL DESCRIPTION**

THAT PART OF BLOCK 9 OF ANDREW WARREN JR.'S RESUBDIVISION OF PART OF WARREN PARK IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, AND LYING EAST OF THE WESTERLY LINE OF A 17.0 FOOT STRIP OF LAND GRANTED TO BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY AS PER DOCUMENT 6034440, TOGETHER WITH THAT PART OF THE SOUTH 112.65 FEET OF BLOCK 9 AFORESAID, LYING EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AND LYING WEST OF A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 359.26 FEET AND TANGENT TO A LINE 10 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 9 AND INTERSECTING A LINE 20 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE AT A POINT 105 FEET DUE EAST OF SAID WEST LINE AND INTERSECTING THE SOUTH LINE OF SAID BLOCK 9 AT A POINT 309.1 FEET MORE OR LESS EAST OF SAID WEST LINE

(EXCEPT FROM SAID PREMISES THAT PART OF THE EAST 25.0 FEET LYING NORTH OF THE SOUTH 112.65 FEET OF THAT PART OF BLOCK 9 AFORESAID LYING WEST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 17, AND EXCEPT THAT PART FALLING IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 9 OF ANDREW WARREN JR.'S RESUBDIVISION OF PART OF WARREN PARK IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 25.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID AND THE NORTH LINE OF THE SOUTH 112.65 FEET OF BLOCK 9 AFORESAID; THENCE NORTH 89 DEGREES, 57 MINUTES, 01 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 112.65 FEET AFORESAID, 264.40 FEET TO A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 359.26 FEET, TANGENT TO THE EAST LINE OF THE SAID NORTHWEST 1/4 AND INTERSECTING THE NORTH LINE OF THE SAID NORTHWEST 1/4 AT A POINT 309.1 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTHERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 223.04 FEET (THE CHORD OF SAID CURVE BEARING SOUTH 25 DEGREES, 27 MINUTES, 49 SECONDS EAST); THENCE SOUTH 89 DEGREES, 32 MINUTES, 04 SECONDS WEST 303.01 FEET; THENCE NORTH 0 DEGREES, 38 MINUTES, 26 SECONDS WEST 137.31 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 26 SECONDS WEST 53.60 FEET TO THE LINE 25.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID; THENCE NORTH 0 DEGREES, 34 MINUTES, 26 SECONDS WEST ALONG SAID PARALLEL LINE 63.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

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ALSO

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WESTERLY LINE OF A 17.0 FOOT STRIP OF LAND GRANTED TO BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY AS PER DOCUMENT 6034440, IN COOK COUNTY, ILLINOIS;

ALSO

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

(EXCEPT FROM SAID PREMISES THAT PART OF SAID NORTHWEST 1/4 LYING EASTERLY OF A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 359.26 FEET TANGENT TO THE EAST LINE OF SAID NORTHWEST 1/4 AND INTERSECTING THE NORTH LINE OF SAID NORTHWEST 1/4 AT A POINT 309.1 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 AND EXCEPT THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 9 OF ANDREW WARREN JR.'S RESUBDIVISION OF PART OF WARREN PARK IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 25.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, AFORESAID AND THE NORTH LINE OF THE SOUTH 112.65 FEET OF BLOCK 9 AFORESAID; THENCE NORTH 89 DEGREES, 57 MINUTES, 01 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 112.65 FEET AFORESAID 264.40 FEET TO A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 359.26 FEET, TANGENT TO THE EAST LINE OF THE SAID NORTHWEST 1/4 AND INTERSECTING THE NORTH LINE OF THE SAID NORTHWEST 1/4 AT A POINT 309.1 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTHERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 223.04 FEET (THE CHORD OF SAID CURVE BEARING SOUTH 25 DEGREES, 27 MINUTES, 49 SECONDS EAST); THENCE SOUTH 89 DEGREES, 32 MINUTES, 04 SECONDS WEST 503.01 FEET; THENCE NORTH 0 DEGREES, 38 MINUTES, 26 SECONDS WEST 137.31 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 26 SECONDS WEST 53.60 FEET TO A LINE 25.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID; THENCE NORTH 0 DEGREES, 34 MINUTES, 26 SECONDS WEST ALONG SAID PARALLEL LINE 63.08 FEET TO THE POINT OF BEGINNING,

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID WITH A LINE 347.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17 AFORESAID; THENCE NORTH 00 DEGREES, 36 MINUTES, 22 SECONDS WEST

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PARALLEL WITH SAID EAST LINE 248.13 FEET; THENCE SOUTH 89 DEGREES, 32 MINUTES, 04 SECONDS WEST 135.19 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 52 SECONDS EAST 106.23 FEET; THENCE NORTH 89 DEGREES, 43 MINUTES, 32 SECONDS EAST 60.28 FEET; THENCE SOUTH 0 DEGREES, 02 MINUTES, 52 SECONDS EAST 141.13 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 46 SECONDS EAST 77.33 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS;

EXCEPT THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 9 OF ANDREW WARREN JR'S RESUBDIVISION OF PART OF WARREN PARK IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF A LINE 25.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 17 AFORESAID AND THE NORTH LINE OF THE SOUTH 112.65 FEET OF BLOCK 9 AFORESAID; THENCE NORTH 89 DEGREES 57 SECONDS 01 MINUTES EAST ALONG THE NORTH LINE OF THE SOUTH 112.65 FEET AFORESAID 264.40 FEET TO A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 359.26 FEET, TANGENT TO THE EAST LINE OF SAID NORTHWEST QUARTER AND INTERSECTING THE NORTH LINE OF THE SAID NORTHWEST QUARTER AT A POINT 309.1 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 223.04 FEET (THE CHORD OF SAID CURVE BEARING SOUTH 25 DEGREES 27 MINUTES 49 SECONDS EAST); THENCE SOUTH 89 DEGREES 32 MINUTES 04 SECONDS WEST, ALONG A LINE HEREINAFTER DESIGNATED LINE "A" 303.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 38 MINUTES 26 SECONDS WEST 137.31 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST 53.60 FEET TO A LINE 25.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 AFORESAID AT A 63.08 FEET SOUTH OF THE POINT OF COMMENCEMENT, AS MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTH 00 DEGREES 34 MINUTES 26 SECONDS EAST, 137.75 FEET TO ITS POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE HEREIN ABOVE DESIGNATED LINE "A" THENCE NORTH 89 DEGREES 32 MINUTES 04 SECONDS EAST, ALONG SAID WESTERLY EXTENSION OF LINE "A", 53.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

THE SOUTH 3/4 (EXCEPT THE SOUTH 674 FEET OF SAID SOUTH 3/4) OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXCEPT THE NORTH 140.0 FEET OF THE SOUTH 165.00 FEET OF THE WEST 200.00 FEET OF THE EAST 225.00 FEET, THEREOF

Property Address: 5660 W. Taylor Street, Chicago, Illinois 60644

Permanent Index Numbers: 16-17-400-016-0000
16-17-413-028-0000
16-17-413-037-0000
16-17-413-038-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. TAXES NOT YET DUE AND PAYABLE
2. MORTGAGE DATED MAY 10, 2007 AND RECORDED JUNE 19, 2007 AS DOCUMENT NUMBER 0717047117 MADE BY JOHN D. CREDEDIO TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,925,000.00, AND MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922012
3. MORTGAGE DATED MAY 10, 2007 AND RECORDED JUNE 19, 2007 AS DOCUMENT NO. 0717047113 AND RE-RECORDED AUGUST 10, 2007 AS DOCUMENT NO. 07222470087 MADE BY JOHN D. CREDEDIO TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,120,000.00, AS MODIFIED BY MODIFICATION RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 0815047006, AND FURTHER MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922009
4. MORTGAGE DATED MAY 10, 2007 AND RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 0725747089 MADE BY JOHN D. CREDEDIO TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$2,000,000.00, AS MODIFIED BY MODIFICATION RECORDED SEPTEMBER 26, 2007 AS DOCUMENT NUMBER 0726947095, AND FURTHER MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922014.
5. MORTGAGE DATED OCTOBER 1, 2009 AND RECORDED DECEMBER 4, 2009 AS DOCUMENT NO. 0933857094 MADE BY WEST ROOSEVELT ROAD CORP. AND JOHN CREDEDIO TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED \$500,000.00, AS MODIFIED BY MODIFICATION OF MORTGAGE RECORDED AUGUST 14, 2012 AS DOCUMENT NUMBER 1222757192, AND FURTHER MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922016.
6. MORTGAGE DATED APRIL 21, 2009 AND RECORDED AS DOCUMENT NO. 0933857095 MADE BY JOHN D. CREDEDIO TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$155,332.50, AND MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922017.
7. MORTGAGE DATED MARCH 18, 2011 AND RECORDED MARCH 25, 2011 AS DOCUMENT NO. 1108447155 MADE BY WEST ROOSEVELT ROAD CORP./JOHN D. CREDEDIO TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$525,894.81, AND MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922007
8. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR FILLMORE STREET, WALLER STREET AND TAYLOR STREET.

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9. GRANT BY HENRY H. WALKER AND HIS WIFE TO THE CITY OF CHICAGO, DATED FEBRUARY 19, 1916 AND RECORDED FEBRUARY 21, 1916 AS DOCUMENT 5808847, IN PERPETUITY, OF AN EASEMENT IN AND THE PRIVILEGE TO CONSTRUCT A SEWER, WITH THE RIGHT OF ACCESS THERETO, UPON AND UNDER A STRIP OF LAND 50 FEET WIDE, BEING THE WEST 50 FEET AND THE NORTH 50 FEET OF THE SOUTH 699 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 SOUTH OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD OF SECTION 17 AFORESAID, SAID RIGHTS TO CEASE IN CASE SEWER IS PERMANENTLY ABANDONED. SAID GRANT IS ALSO CONTAINED AND MADE A PART OF THE DEED FROM JESSIE S. LANDON (FORMERLY JESSIE S. WALKER) AND HER HUSBAND TO PHEOLL MANUFACTURING COMPANY, RECORDED AS DOCUMENT 7408212.
- AFFECTS PINS 16-17-413-012-0000, 16-17-413-014-0000, 16-17-400-016-0000, 16-17-413-037-0000, 16-17-413-028-0000, 16-17-413-006-0000, 16-17-413-038-0000, 16-17-400-017-0000 & 16-17-413-039
10. PERPETUAL EASEMENT OVER A 50 FOOT STRIP OF LAND BEING 25 FEET ON EACH SIDE OF THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID AND OTHER PROPERTY FOR TRAFFIC AND PRIVATE STREET PURPOSES AND FOR WATER, SEWER, GAS PIPES, ETC. CREATED BY DEED FROM JESSIE S. WALKER TO MANUFACTURERS' EQUIPMENT COMPANY DATED JULY 22, 1918 RECORDED JULY 23, 1918 AS DOCUMENT 6363359 AND DOCUMENT RECORDED AS DOCUMENT NUMBER 6098003 CONVEYING OTHER PROPERTY SUBJECT TO THE RIGHTS OF GRANTEE, HER HEIRS AND ASSIGNS TO PERMIT SAME TO BE USED FOR RAILROAD TRACKS AND SWITCH TRACK CROSSINGS AND OTHER PURPOSES NOT INCONSISTENT WITH THE USE THEREOF AND AGREEMENTS CONTAINED THEREIN RELATING TO THE COST AND EXPENSE OF MAINTAINING AND OPERATING THE SAME.
11. PERPETUAL EASEMENT IN THE NORTH 25 FEET OF THE LAND FOR PRIVATE STREET AND TRAFFIC PURPOSES AND FOR WATER, SEWER, GAS PIPES AND FOR RAILROAD AND SWITCH TRACKS CREATED IN THE DEED FROM JESSIE S. WALKER TO OSCAR C. HUFFMAN, RECORDED MAY 22, 1917 AS DOCUMENT 6117550 U BOOK 14577, PAGE 32.
12. PERPETUAL RIGHT TO MAINTAIN AND OPERATE A SIDE TRACK OVER AND UPON A STRIP OF LAND 17 FEET WIDE, THE CENTER LINE OF WHICH STRIP IS THE EAST LINE OF THE WEST QUARTER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID, AS GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY BY INSTRUMENT DATED JANUARY 16, 1917 AND RECORDED JANUARY 20, 1917 AS DOCUMENT 6034440, MADE BY HENRY H. WALKER AND HIS WIFE AND MASON PHELPS AND HIS WIFE, AND CONTAINED IN DOCUMENT RECORDED AS DOCUMENT NUMBER 6012624, AND ALSO CONTAINED IN AGREEMENT FROM JESSIE LANDON TO PHEOLL MANUFACTURING COMPANY, RECORDED AS DOCUMENT 7408212.
13. EASEMENT GRANTED OF THE RIGHT AND PRIVILEGE TO CONSTRUCT GAS MAINS AND SERVICE PIPES FOR GAS PURPOSES THROUGH AND ALONG A STRIP OF LAND 50 FEET WIDE NOW KNOWN AS SOUTH WALLER STREET EXTENDING FROM THE NORTH LINE OF 12TH STREET TO THE B&O CHICAGO TERMINAL RAILROAD AND

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- THROUGH AND ALONG A STRIP OF LAND 50 FEET WIDE NOW KNOWN AS FILLMORE STREET EXTENDING FROM MENARD AVENUE ON THE WEST AND 56TH AVENUE ON THE EAST AND BEING APPROXIMATELY 616 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF 12TH ST AS CONTAINED IN GRANT FROM JESSIE S. WALKER TO THE PEOPLES' GAS LIGHT & COKE COMPANY DATED AUGUST 24, 1918 RECORDED SEPTEMBER 3, 1918 AS DOCUMENT 6384668 . SAME EASEMENTS OVER THE 40 FOOT STRIP SOUTH OF THE NORTH LINE OF BLOCK 9 CONTAINED IN GRANT FROM JULIA E. PICKHAM TO SAID COMPANY DATED NOVEMBER 20, 1918 RECORDED NOVEMBER 26, 1918 AS DOCUMENT 6426252 AND IN GRANT DATED OCTOBER 30, 1918 RECORDED NOVEMBER 26, 1918 AS DOCUMENT 6426253 FROM MAKUTCHAN ROLLER BEARING CO. TO SAID COMPANY.
14. RESERVATION OF THE EAST 17 FEET OF THE LAND FOR RAILROAD PURPOSES AND THE WEST 25 FEET AND THE SOUTH 25 FEET OF THE LAND FOR PRIVATE STREET PURPOSES AND RESTRICTIONS AND COVENANTS OF RECORD CONTAINED IN WARRANTY DEED FROM JESSIE S. LANDON AND HER HUSBAND TO EDISON ELECTRIC APPLIANCE CO., INC. DATED JUNE 3, 1920 RECORDED JUNE 17, 1920 AS DOCUMENT 6860210.
 15. PERPETUAL EASEMENT OVER THE EAST 17 FEET OF THE LAND FOR RAILROAD PURPOSES AND EASEMENT OVER PRIVATE STREETS ABUTTING ON THE LAND FOR TRAFFIC AND PRIVATE PURPOSES, WATER, SEWER, AND GAS PIPES, TELEPHONE, AND ELECTRIC WIRES AND FOR COMMON USES THEREOF, UPON, OVER, OR UNDER THE SURFACE BY AND FOR THE BENEFIT OF ALL AND SINGULAR OWNERS AND OCCUPANTS FROM TIME TO TIME OF LAND LYING WITHIN THE TRACT BOUNDED ON THE WEST BY MENARD AVENUE, ON THE EAST BY CENTRAL AVENUE, ON THE SOUTH BY 12TH STREET, AND ON THE NORTH BY THE RIGHT OF WAY OF THE B&O RAILROAD AND THE GRANTEE, AS ONE OF THE OWNERS OF THE PROPERTY ABUTTING THEREON, ITS SUCCESSORS AND ASSIGNS, SHALL CONTRIBUTE AND PAY ITS AND THEIR SHARE IN PROPORTION TO ITS FRONTAGE OF THE COST AND EXPENSES OF MAINTAINING AND OPERATING SUCH EASEMENT CREATED IN WARRANTY DEED FROM JESSIE S. LANDON AND HER HUSBAND TO EDISON ELECTRIC APPLIANCE CO., INC. RECORDED JUNE 17, 1920 AS DOCUMENT 6860210. NOTE: BY INSTRUMENTS RECORDED MARCH 21, 1949 AS DOCUMENTS 14517016, 14517017, 14517018, AND 14517019, VARIOUS ADJOINING LAND OWNERS RELEASED TO HOTPOINT THEIR INTEREST IN A PORTION OF THE WESTERLY 4.75 FEET OF THE 17 FOOT STRIP OF LAND RESERVED FOR RAILROAD PURPOSES IN THE DEED RECORDED AS DOCUMENT 6860210.
 16. UNRECORDED EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, AS DISCLOSED BY THEIR LETTER DATED MAY 8, 1992, BY CHARLES WARFIELD, OVER THE NORTH LINE OF THE LAND AS SHOWN ON THE EXHIBIT ATTACHED TO SAID LETTER.

(AFFECTS THAT PART OF THE LAND FALLING WITHIN TAYLOR STREET)
 17. UNRECORDED EASEMENT IN FAVOR OF PEOPLES GAS, LIGHT AND COKE COMPANY, AS DISCLOSED BY THEIR LETTER DATED APRIL 29, 1992 OVER THE NORTH SOUTH LINE OF THE LAND, AS DISCLOSED BY THE EXHIBIT ATTACHED TO THEIR LETTER.

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(AFFECTS THAT PART OF THE LAND FALLING WITHIN TAYLOR STREET)

18. COVENANTS AND AGREEMENTS CONTAINED IN QUIT CLAIM DEED FROM EDISON ELECTRIC APPLIANCE CO., INC. TO JULIA E. PICKHAM DATED MARCH 7, 1930 AND RECORDED APRIL 7, 1930 AS DOCUMENT 10630588 THAT THE PORTION OF THE 25 FOOT STRIP EAST AND THE 25 FOOT STRIP WEST OF THE CENTER LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID CONVEYED BY SAID DEED LYING NORTH OF THE LINE PARALLEL TO AND 40 FEET SOUTH OF THE NORTH LINE OF BLOCK 9 IN WARREN JR'S RESUBDIVISION TO BE KEPT OPEN PERPETUALLY AS A PRIVATE STREET FOR THE JOINT USE AND BENEFIT OF SAID PARTIES, THEIR HEIRS AND ASSIGNS SO MUCH THEREOF AS LIES NORTH OF A LINE PARALLEL TO AND 20 FEET SOUTH OF SAID NORTH LINE OF BLOCK 9 TO BE OCCUPIED BY RAILROAD TRACKS FOR SWITCH PURPOSES AND RAILROAD TRAFFIC IN CONNECTION WITH THE PREMISES CONVEYED AND THAT PART BETWEEN SAID 20 FOOT LINE AND A LINE 40 FEET SOUTH OF SAID NORTH LINE OF BLOCK 9 SHALL BE KEPT OPEN AND FREE OF OBSTRUCTION (EXCEPT WHERE SAME MAY BE CROSSED BY RAILROAD SWITCH TRACKS FOR THE USE OF SAID PARTIES) FOR STREET TRAFFIC AND A RIGHT OF WAY FOR WATER, SEWER, GAS, TELEPHONE OR ELECTRIC WIRES FOR THE BENEFIT OF AND IN CONNECTION WITH SAID PREMISES; ON CONDITION THAT SAID PARTIES, THEIR HEIRS AND ASSIGNS AND ADJOINING OWNERS AND OCCUPANTS SHALL CONTRIBUTE THEIR SHARE TO THE COST AND EXPENSE OF MAINTAINING AND OPERATING ANY WATER, GAS, SEWER, TELEPHONE, ETC. USED BY THEM.
19. EASEMENT OVER THE EAST 25 FEET OF THE SOUTH 446.39 FEET AND OVER THE EAST 30 FEET EXCEPT THE SOUTH 146.30 FEET FOR TRAFFIC AND PRIVATE PURPOSES AND FOR WATER, SEWER, AND GAS PIPES, TELEPHONE AND ELECTRIC WIRES AND FOR OTHER COMMON USES FOR THE BENEFIT OF ALL THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF ANY OF THE PROPERTY LYING BETWEEN 12TH STREET ON THE SOUTH, THE RIGHT OF WAY OF THE B&O CHICAGO TERMINAL RAILROAD ON THE NORTH, MENARD AVENUE OR 58TH AVENUE ON THE WEST, AND CENTRAL AVENUE OR 56TH AVENUE ON THE EAST AS CREATED BY WARRANTY DEED FROM JESSIE S. LANDON AND HER HUSBAND TO EDISON ELECTRIC APPLIANCE CO, INC., CORPORATION OF NEW YORK, DATED JUNE 3, 1920 AND RECORDED JUNE 17, 1920 AS DOCUMENT 6860442.

(AFFECTS PART OF THE LAND KNOWN AS WALLER STREET - PRIVATE ROAD)

20. GRANT OF EASEMENT RECORDED AUGUST 17, 1987 AS DOCUMENT 87453540 BETWEEN J. D. C. INVESTMENT CORPORATION, A CORPORATION OF ILLINOIS AND LAURENCE S. DEUTSCH AND JAMES S. DEUTSCH WHEREIN GRANTER DOES HEREBY GRANT AND CONVEY TO GRANTEE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 4 FEET IN WIDTH, HEREINAFTER MORE PARTICULARLY DESCRIBED AS PARCEL A, OF THIS GRANT OF EASEMENT, FOR THE PURPOSE OF REPAIRING, MAINTAINING AND REPLACING THE STRUCTURES LOCATED ON THE LAND OWNED BY THE GRANTORS IMMEDIATELY ADJACENT TO AND WEST OF THE AFORESAID STRIP OF LAND, HEREINAFTER MORE PARTICULARLY DESCRIBED AS PARCEL B OF THE ABOVE REFERENCED GRANT OF EASEMENT.
21. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS

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- OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED ON DECEMBER 1, 2009 AS DOCUMENT NO. 0933533039, RELATES TO VACANT LAND PURCHASE AGREEMENT BY AND BETWEEN JOHN D. CREDEDIO AND ANDERSON SHUMAKER COMPANY. FOR PARTICULARS SEE SAID INSTRUMENT.
22. UNRECORDED INGRESS AND EGRESS EASEMENTS AS DISCLOSED BY SURVEY NO. 96379 PREPARED BY JENS K. DOE DATED APRIL 1, 1996.
 23. UNRECORDED INGRESS AND EGRESS EASEMENT IN FAVOR OF THE LAND WEST AND ADJOINING AS DISCLOSED BY SURVEY NO. 96379 PREPARED BY JENS K. DOE DATED APRIL 1, 1996 DEPICTING AN OVERHEAD PASSAGE.
 24. ENCROACHMENT OF THE TALL 3 STORY BRICK, METAL AND CONCRETE BLOCK BUILDING LOCATED MAINLY ON THE LAND ONTO THE 50 FOOT EASEMENT FOR PRIVATE STREET, UTILITIES AND RAILROAD TRACKS AS SHOWN ON PLAT OF SURVEY NUMBER 96379 PREPARED BY JENS K. DOE, DATED APRIL 1, 1996.
 25. EASEMENT AGREEMENT BETWEEN JOHN CREDEDIO, ET AL, TO NATIONAL ADVERTISING COMPANY, DATED MAY 6, 1996 AND RECORDED MAY 9, 1996 AS DOCUMENT NUMBER 96354680.

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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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/11, 2015

[Signature]
Signature



Subscribed and sworn to before me this 11th of December, 2015.

[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-11, 2015

[Signature]
Signature



Subscribed and sworn to before me this 11th of December, 2015.

[Signature]
Notary Public

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.

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PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 15017663LP

COUNTY OF COOK

John D. Crededio, being duly sworn on oath, states that _____ resides at . . . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- ② The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

John D. Crededio
John D. Crededio



STATE OF IL

COUNTY OF COOK

Subscribed and sworn to before me this 7 of JANUARY, 2016.

[Signature]
Notary Public

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Property of Cook County Clerk's Office