



Doc#: 1601104014 Fee: \$44.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2016 10:00 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY

Ronald N. Primack
Chuhak & Tecson, P.C.
30 S. Wacker Dr. Ste. 2600
Chicago, IL 60606

89793360 DG
1 of 3 Dr DG

SPECIAL WARRANTY DEED

THIS DEED, made as of December 17, 2015, from FINALLY, LLC, an Illinois limited liability company, having an address of 18916 Wentworth Avenue, Lansing, IL 60438 ("Grantor"), to 230 NORTH PEORIA STREET LLC, a Delaware limited liability company, having an address of 25 W. 39th Street, New York, NY 10018 ("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 of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, and to its successors and assigns FOREVER, (i) all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof (the "Land"), and (ii) all right title and interest of Grantor in and to any and all singular improvements and fixtures located on the Land and owned by Grantor as of the date hereof, and (iii) all of Grantor's right, title and interest in and to all other hereditaments and appurtenances belonging thereto, or in any way appertaining to the property described in (i) and (ii) above, and all of Grantor's right, title and interest in and to 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 property described in (i) and (ii) above (collectively, the "Real Property"), subject to those matters described on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Real Property, subject to the aforesaid matters described on Exhibit B, unto Grantee and its successors and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby said Real Property is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

Box 400

S Y
P 4
S N
SC Y
INT R

UNOFFICIAL COPY



EXHIBIT "A" LEGAL DESCRIPTION


THAT PART OF THE SOUTH 3/4 OF LOTS 1 AND 2, IN BLOCK 21 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SOUTH 3/4 OF LOTS 1 AND 2; THENCE WEST ALONG THE NORTH LINE OF AFORESAID SOUTH 3/4, A DISTANCE OF 100.81 FEET TO A POINT IN THE WEST LINE OF AFORESAID LOT 2; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS IN THE WEST LINE OF AFORESAID LOT 2, A DISTANCE OF 25.94 FEET TO A POINT IN THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 33 MINUTES EAST ALONG THE NORTH WALL OF AFORESAID ONE STORY BRICK BUILDING, A DISTANCE OF 30.47 FEET, THENCE DUE SOUTH ALONG THE EAST FACE OF AFORESAID BRICK BUILDING, A DISTANCE OF 4.21 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE NORTH 19 DEGREES 48 MINUTES EAST ALONG THE NORTH FACE OF A 3 STORY BRICK BUILDING, A DISTANCE OF 70.33 FEET TO A POINT IN THE EAST LINE OF AFORESAID LOT 1; THENCE NORTH 0 DEGREES 6 MINUTES IN THE EAST LINE OF LOT 1, A DISTANCE OF 29.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-08-424-019-0000

Property Address: 230 N. Peoria Street, Chicago, IL 60607

REAL ESTATE TRANSFER TAX		24-Dec-2015
	COUNTY:	1,000.00
	ILLINOIS:	2,000.00
	TOTAL:	3,000.00
17-08-424-019-0000 20151201650937 0-529-716-288		

REAL ESTATE TRANSFER TAX		24-Dec-2015
	CHICAGO:	15,000.00
	CTA:	6,000.00
	TOTAL:	21,000.00 *
17-08-424-019-0000 20151201650937 0-457-700-416		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

EXHIBIT "B" PERMITTED EXCEPTIONS

GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2015 AND SUBSEQUENT YEARS.

PARTY WALL AND PARTY WALL RIGHTS ALONG THE NORTH, WEST AND SOUTH LINES OF THE LAND, AS DISCLOSED BY SURVEY NO. 2015-21582-001 MADE BY GREMLEY & BIEDERMAN DATED NOVEMBER 19, 2015.

ENCROACHMENT OF THE 1 STORY BRICK BUILDING ONTO THE PUBLIC WAY EAST AND ADJOINING BY APPROXIMATELY 0.05 FEET TO 0.07 FEET AS SHOWN BY SURVEY NO. 2015-21582-001 PREPARED BY GREMLEY & BIEDERMAN DATED NOVEMBER 19, 2015.

REAL ESTATE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

Property of Cook County Clerk's Office