

# UNOFFICIAL COPY

**This document prepared by:**

Kathi Simens  
VEREIT, Inc.  
2325 East Camelback Road, Suite 1100  
Phoenix, Arizona 85016

Tax Parcel No. 19-03-201-054-0000 Vol. 379



**WHEN RECORDED MAIL TO:**

Allstate BK Real Estate Holdings, Ltd.  
4415 Highway 6  
Sugar Land, TX 77478

Doc#: 1601244040 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2016 02:29 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, CNL Funding 2000-A, LP, a Delaware limited partnership, whose address is 2325 East Camelback Road, Suite 1100, Phoenix, AZ 85016 ("**Grantor**"), hereby conveys to Allstate BK Real Estate Holdings, Ltd., a Texas limited partnership, whose address is 4415 Highway 6, Sugar Land, TX 77478 ("**Grantee**"), the following described real property situated in the city of Chicago, County of Cook, State of Illinois:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

**SUBJECT TO** current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all leases and other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property.

**TO HAVE AND TO HOLD** the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

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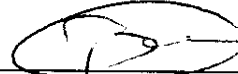
Dated this 4 day of December, 2015.

**GRANTOR:**

CNL FUNDING 2000-A, LP

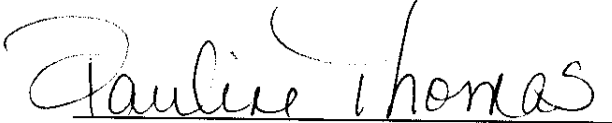
By: VEREIT CNL Funding 2000-A GP, LLC,  
Its General Partner

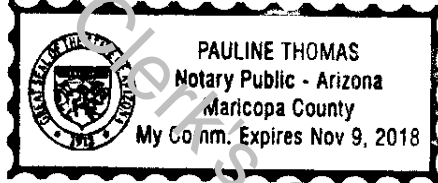
By: VEREIT Operating Partnership, L.P.,  
Its sole member

By:   
Todd J. Weiss  
Authorized Signatory

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

On December 2<sup>nd</sup>, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd J. Weiss, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the individual, or the company upon behalf of which the individual acted, executed the instrument. Witness my hand and official seal.

  
Notary Public



My Commission expires: November 9, 2018

**MAIL TAX STATEMENT  
AND RETURN TO**

) Allstate BK Real Estate Holdings, Ltd.  
) 4415 Highway 6  
Sugar Land, TX 77478

**REAL ESTATE TRANSFER TAX** 12-Jan-2016



COUNTY: 925.00  
ILLINOIS: 1,850.00  
TOTAL: 2,775.00

19-03-201-054-0000 | 20151201649631 | 0-695-733-312

**REAL ESTATE TRANSFER TAX** 12-Jan-2016



CHICAGO: 13,875.00  
CTA: 5,550.00  
TOTAL: 19,425.00 \*

19-03-201-054-0000 | 20151201649631 | 0-030-772-288

\* Total does not include any applicable penalty or interest due.

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## Exhibit "A"

### Legal Description

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

LOTS 4 AND 5 IN JENNI'S RESUBDIVISION OF PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOTS 4 AND 5 IN JENNI'S RESUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 89 DEGREES 47 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, 35.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF THE WEST 35.00 FEET OF SAID LOT, 129.43 FEET; THENCE SOUTH 75 DEGREES 12 MINUTES 15 SECONDS EAST, 67.27 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, SAID POINT BEING 100.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 03 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 100.00 FEET OF THE AFORESAID LOT 5, A DISTANCE OF 150.16 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID SOUTH LINE, 100.00 FEET TO THE SOUTHWEST CORNER OF LOTS; THENCE NORTH 00 DEGREES 03 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST-CORNER THEREOF; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 146.84 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY GRANT DATED JULY 18, 1996 AND RECORDED OCTOBER 3, 1996 AS DOCUMENT 96755485 MADE BY WALDORF CORP., TO POLYGON REAL ESTATE L.L.C. OVER THE FOLLOWING LAND:

THAT PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY ILLINOIS ON SEPTEMBER 5, 1893, IN BOOK 59 OF PLATS, PAGE 32 AS DOCUMENT NUMBER 1924571, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 IN JENNI'S RESUBDIVISION OF PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH, ALONG THE WEST LINE OF SOUTH PULASKI ROAD, 33.00 FEET; THENCE WEST, ALONG A LINE DRAWN 33.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE AFORESAID LOT 5 IN JENNI'S RESUBDIVISION, 168.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 100.00 FEET OF SAID LOT 5; THENCE NORTH, ALONG SAID SOUTHERLY EXTENSION, 33.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF AFORESAID LOT 5 IN JENNI'S RESUBDIVISION; THENCE EAST, ALONG SAID SOUTH LINE, 168.22 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY DEED DATED JULY 18, 1996 AND RECORDED ON OCTOBER 3, 1996 AS DOCUMENT NUMBER 96755486 MADE BY WALDORF CORP., TO POLYGON REAL ESTATE L.L.C. OVER THE FOLLOWING LAND:

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THE NORTH 129.43 FEET OF THE WEST 35.00 FEET OF LOT 4 IN JENNI'S RESUBDIVISION OF PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Physical Address - 4060 South Pulaski, Chicago, IL 60632

Property of Cook County Clerk's Office