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**THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING RETURN
TO:**

Chad J. Richman, Esq.
McDonald Hopkins LLC
300 N. LaSalle St., Suite 2100
Chicago, Illinois 60654

**EXEMPT UNDER PROVISIONS OF
PARAGRAPH (e) OF 35 ILCS 200/31-45,
AND PARAGRAPH (e) OF §3-33-060 OF
THE CHICAGO MUNICIPAL CODE**

January 22, 2016



Doc#: 1602719100 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/27/2016 03:30 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 22nd day of January 2016, from **MK INVESTMENT PARTNERS LLC**, an Illinois limited liability company ("Grantor"), to and in favor of **AJAX HOLDINGS LLC**, an Illinois limited liability company ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents does hereby CONVEY unto Grantee and its heirs and assigns FOREVER, its entire right, title and interest in the certain parcel of land, situate, lying and being in Cook County, Illinois, commonly known as 858 N. Franklin Street, Chicago, Illinois 60610 more particularly described on **Exhibit A** and by this reference incorporated herein (the "Property"), subject however, to the permitted exceptions set forth on **Exhibit B** and by this reference incorporated herein (collectively, the "Permitted Exceptions").

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns FOREVER, and the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]


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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the day and year first above written.

MK INVESTMENT PARTNERS LLC, an Illinois limited liability company

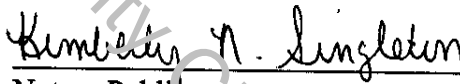
By: **DSSG 6, LLC**, an Illinois limited liability company, its member

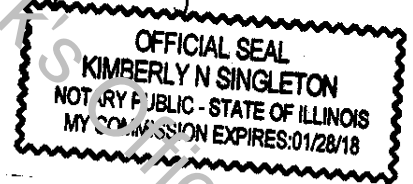
By: **858 FRANKLIN HOLDINGS, LLC**, an Illinois limited liability company, its manager

By: 
Name: **Steven E. Ciaccio**
Its: **Manager**


STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 19th day of January, 2016, by Steven E. Ciaccio, as manager of 858 Franklin Holdings LLC, an Illinois limited liability company, the manager of DSSG 6, LLC, an Illinois limited liability company, a member of Grantor. He is personally known to me or has produced a driver's license as identification.




Notary Public
Print Name: Kimberly N. Singleton



EXEMPT UNDER PARAGRAPH (E) OF §3-33-060
OF THE CHICAGO MUNICIPAL CODE.




Buyer, Seller or Representative
January __, 2016

REAL ESTATE TRANSFER TAX		27-Jan-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-04-437-017-0000 20160101662395 1-361-099-840		

Send future tax bills to:

c/o AJAX Holdings LLC
980 North Michigan Avenue
Suite 825
Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		27-Jan-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-04-437-017-0000 20160101662395 1-410-575-424		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A LEGAL DESCRIPTION

LOTS 20, 21, AND 22 IN BLOCK 27 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As: 858 N. Franklin Street, Chicago, Illinois, 60610

PINS: 17-04-437-017-0000

17-04-437-016-0000

17-04-437-015-0000

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EXHIBIT B PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2015 and future years not yet due or payable.
2. Liens, exceptions or restrictions or other matters caused or created by Grantee, its affiliates, agents, employees or contractors.
3. Laws, regulations, ordinances, building restrictions (including, without limitation, zoning regulations), and any violations thereof.
4. All matters shown on that certain survey prepared by Studnicka and Associates, Ltd., dated November 10, 2015 (or any subsequent revision thereto on or prior to the date of the conveyance) Order Number 15-10-181, and any inaccuracies in such survey, if any.
5. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through, or under the lessees.
6. Rights of public or quasi-public utilities, if any, in vacated alley(s) for maintenance therein of poles, conduits, sewers, etc.
7. Encroachment Agreement Recorded March 12, 2015 as document number 1507122056 with the Cook County Recorder of Deeds.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 11/27/2016

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

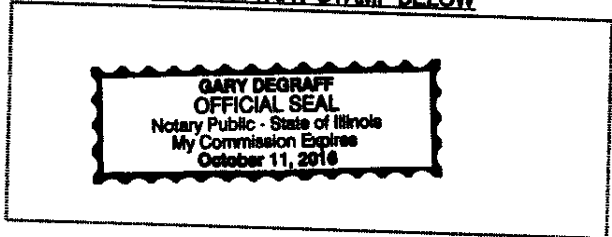
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 11/27/2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 title to real estate under the laws of the State of Illinois.

DATED: 11/27/2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

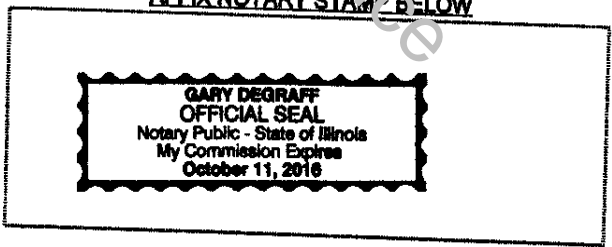
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 11/27/2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**