

# UNOFFICIAL COPY

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Doc#: 1603457224 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2016 01:38 PM Pg: 1 of 4

This instrument was prepared by:

Mark R. Ordower PC  
333 S. Desplaines Street, Suite 207  
Chicago, Illinois 60661

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GIT

Above Space for Recorder's Use

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **JLK ENTERPRISES LLC DEARBORN**, whose address is 8646 W. North Terrace, Niles, Illinois 60714 ("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, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto **1600 S. Dearborn Development Associates, LLC**, whose address is 2032 N. Dayton Street, Chicago, Illinois 60614 ("Grantee") the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See **Exhibit A** attached hereto and made a part hereof,

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and 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 property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Encumbrances, as described on **Exhibit B** attached hereto and hereby made a part hereof.

REAL ESTATE TRANSFER TAX 22-Jan-2016



COUNTY: 1,325.00  
ILLINOIS: 2,650.00  
TOTAL: 3,975.00

17-21-401-001-0000 | 20160101660945 | 0-032-746-560

REAL ESTATE TRANSFER TAX 22-Jan-2016



CHICAGO: 19,875.00  
CTA: 7,950.00  
TOTAL: 27,825.00 \*

17-21-401-001-0000 | 20160101660945 | 1-255-115-840

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

4

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 14 day of January, 2016.  
as of the

**JLK ENTERPRISES LLC DEARBORN, an Illinois limited liability company**

By: *John Kamysz*  
Name: John Kamysz  
Its: Its Manager

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

On this 21 day of October, 2015, before me, the undersigned notary public, personally appeared John Kamysz, the manager of **JLK ENTERPRISES LLC DEARBORN**, proved to me through satisfactory evidence of identification, which was Illinois Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose for and on behalf of said JLK Enterprises LLC Dearborn.



*Georgette Phillos*  
(official signature and seal of notary)  
Name: GEORGETTE PHILLOS  
My commission expires: 12/18/17

(SEAL)

**MAIL SUBSEQUENT TAX BILLS TO:**

1600 S. Dearborn Development Associates, LLC  
c/o OZ Advisors LLC  
2032 N. Dayton St.  
Chicago, IL 60614

**AFTER RECORDING MAIL DEED TO:**

Greenberg Traurig LLP  
Attn: David Pritzker Esq  
77 W. Wacker Dr.  
Ste 3100  
CHICAGO, IL 60601

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## EXHIBIT A to Special Warranty Deed

### Legal Description

One-Third (1/3) undivided Interest in the following property:

**PARCEL 1:** LOT 1 AND LOT 2 AND THE NORTH 26.41 FEET OF LOT 3 IN BLOCK 2 OF CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO DESCRIBED AS:

LOTS 1 AND 2 IN BLOCK 2 IN CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 AND 2 AND THE NORTH 1.15 FEET OF LOTS 3 AND 4 IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 IN SAID BLOCK 2 OF CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL BEING IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 1226316063 FOR INGRESS, EGRESS AND PARKING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-21-401-001-0000 and 17-21-401-019-0000

Commonly known address: 1600 S. Dearborn, Chicago, Illinois 60616

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## EXHIBIT B to Special Warranty Deed

### Permitted Encumbrances

1. First and Second Installment Real Estate Taxes for the year 2015 and subsequent years, not yet due and owing.
2. Declaration of Easements recorded as Document No. 1226316063.
3. Encroachment of the building located mainly on the subject land over and on to the street right-of-way North and adjoining a distance of 0.02 to 0.08 feet, more or less, and over and onto the property West and adjoining a distance of 0.01 to 0.18 feet, more or less as disclosed by the survey by Exacta Illinois Surveyors, Inc., dated May 19, 2014 and last revised March 10, 2015, Survey No. 1303.1825-01.
4. Rights of tenants, as tenants only, which rights do not include any rights of first refusal to purchase or any options to purchase all or any portion of the insured land.