

UNOFFICIAL COPY

This instrument prepared by:

Todd M. Stennes, Esq.
Dentons US LLP
233 South Wacker Drive, Ste. 5900
Chicago, Illinois 60606



Doc#: 1606218049 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2016 01:27 PM Pg: 1 of 6

After recording return to:

Todd M. Stennes, Esq.
Dentons US LLP
233 South Wacker Drive, Ste. 5900
Chicago, Illinois 60606

ily.

Mail subsequent tax bills to:

Metro EE Storage LLC
c/o Metro Storage LLC
13528 W. Boulton Blvd.
Lake Forest, Illinois 60045

SPECIAL WARRANTY DEED

CHICAGO 87TH STORAGE LLC, a Delaware limited liability company, with an address of 13528 Boulton Blvd., Lake Forest, Illinois 60045 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by **METRO EE STORAGE LLC**, a Delaware limited liability company, with an address of c/o Metro Storage LLC 13528 Boulton Blvd., Lake Forest, Illinois 60045 ("**Grantee**"), the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY unto Grantee, and its heirs and assigns FOREVER, the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together will all Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property").

TO HAVE AND TO HOLD the Property as described above unto Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged,

REAL ESTATE TRANSFER TAX		01-Mar-2016
	COUNTY:	3,845.00
	ILLINOIS:	7,690.00
	TOTAL:	11,535.00

85896

25-02-102-028-0000 | 20160201673322 | 0-005-749-312

REAL ESTATE TRANSFER TAX		01-Mar-2016
	CHICAGO:	57,675.00
	CTA:	23,070.00
	TOTAL:	80,745.00 *

25-02-102-028-0000 | 20160201673322 | 1-981-790-784

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

762320-2

b

A

UNOFFICIAL COPY

except as provided in Exhibit B, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B, and not otherwise.

[SIGNATURE(S) ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the 1 day of March, 2016.

CHICAGO 87TH STORAGE LLC,
a Delaware limited liability company

By: [Signature]
Name: Martin J. Gallagher
Title: President

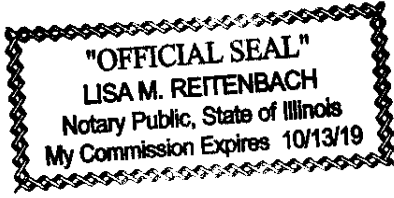
STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT Martin J. Gallagher, as President of CHICAGO 87TH STORAGE LLC, a Delaware limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this day of March, 2016.

[Signature]
Notary Public

My commission expires on 10/13/19



UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1

A PARCEL OR TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 503.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID QUARTER SECTION AND 420.00 FEET WEST OF SOUTH GREENWOOD AVENUE IN THE CITY OF CHICAGO; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SOUTH DOBSON AVENUE, A DISTANCE OF 130.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE 633.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 273.60 FEET TO A POINT 50.00 FEET EASTERLY OF THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S LOOP TRACK; THENCE NORTH 10 DEGREES 29 MINUTES 32 SECONDS EAST A DISTANCE OF 101.70 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 01 SECONDS EAST ALONG A LINE 154.05 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD SOUTHBOUND MAIN TRACK, A DISTANCE OF 30.54 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 503.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 249.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

AN IRREGULAR TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE WHICH IS 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION AND 420 FEET WEST OF THE WEST LINE OF SOUTH GREENWOOD AVENUE IN THE CITY OF CHICAGO, SAID POINT BEING 1114.83 FEET, MORE OR LESS, WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 470 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 249.38 FEET TO A POINT 154.05 FEET EASTERLY FROM THE CENTER LINE OF THE ILLINOIS CENTRAL RAILROAD SOUTHBOUND MAIN TRACK, AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 10 DEGREES, 46 MINUTES 01 SECONDS EAST PARALLEL TO SAID CENTER LINE OF SOUTHBOUND MAIN TRACK, A DISTANCE OF 478.42 FEET TO A POINT THAT IS 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2, AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, A

UNOFFICIAL COPY

DISTANCE OF 160 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3

CERTAIN PROPERTY SITUATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PROPERTY FORMING A PORTION OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY'S RICHTON DISTRICT AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 66 FOOT WIDE 87TH STREET 580 FEET WEST FROM THE WEST LINE OF GREENWOOD AVENUE, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY THE FORMER ILLINOIS CENTRAL RAILROAD COMPANY TO WILLIAM J. NEALON DATED JANUARY 10, 1946; THENCE SOUTH 10 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 478.42 FEET TO A BEND POINT; THENCE SOUTH 10 DEGREES 46 MINUTES 01 SECONDS WEST 30.54 FEET; THENCE SOUTH 10 DEGREES 29 MINUTES 32 SECONDS WEST, A DISTANCE OF 101.70 TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY SAID FORMER RAILROAD COMPANY TO WILLIAM J. NEALON BY DEED DATED MAY 3, 1946, BEING ALSO THE NORTHWEST CORNER OF THE TRACT CONVEYED BY THE AFORESAID RAILROAD COMPANY TO THE PURDY COMPANY BY DEED DATED OCTOBER 30, 1948; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE EXTENDED WEST OF SAID LAND CONVEYED BY FORMER ILLINOIS CENTRAL RAILROAD COMPANY TO WILLIAM J. NEALON BY DEED DATED MAY 3, 1946, A DISTANCE OF 30.50 FEET TO A POINT 25.00 FEET NORMALLY DISTANT EASTERLY FROM THE CENTER LINE OF GRANTOR'S FORMER EASTERNMOST TRACK; THENCE NORTH 10 DEGREES 45 MINUTES 30 SECONDS EAST PARALLEL TO SAID FORMER EASTERNMOST TRACK, A DISTANCE OF 610.73 FEET TO POINT ON THE AFORESAID SOUTH LINE OF 87TH STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF 87TH STREET A DISTANCE OF 30.10 FEET TO THE POINT OF BEGINNING.

Address: 1001 E. 87th Street, Chicago, Illinois 60619

PIN(S): 25-02-102-028-0000
25-02-102-029-0000
25-02-102-052-0000

UNOFFICIAL COPY

EXHIBIT B **Permitted Exceptions**

1. General real estate taxes for the year(s) 2015 and subsequent years, not yet due and payable.
2. Easement in favor of Zomac Properties, LLC, for the purpose of a conduit together with the right of access to use, repair, maintain and replace the conduit filed of record on November 20, 2002 as Document No. 0021287020, to be located on top of the retaining wall located along the Western boundary of the land.
(affects Parcel 1)
3. Survey prepared by Edward J. Molloy & Associates Ltd, dated December 21, 2015, last revised January 21, 2016, under Job No. 150262, shows the following:
 - a. Bridge retaining wall at the northwest corner of the property encroached onto the property by 10.32 feet
 - b. Public walk running along the east line of the property by from 4.55 feet to 6.00 feet.
 - c. Concrete curb at the northeast corner of the land encroachments onto the property.
4. Rights of tenants as tenants only under month to month storage leases.