



Doc#: 1609133006 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2016 08:31 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED**

**THIS INSTRUMENT PREPARED BY:**

Myriam D. Benhamou, Esq.  
Quarles & Brady LLP  
300 North LaSalle Street  
Suite 4000  
Chicago, Illinois 60654

**AFTER RECORDING, THIS INSTRUMENT SHOULD BE RETURNED TO:**

Cynthia M. Rote, Esq.  
Delaney Law, PC  
444 North Wabash Avenue  
Third Floor  
Chicago, Illinois 60611

**MAIL TAX BILLS TO:**

1300 Partners, LLC  
7.72 Capital Management, LLC  
120 N. Halsted St. Ste. 300  
Wheaton, IL 60187

The above space for recorder's use only

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 25<sup>th</sup> day of March, 2016, between **1302-08 RANDOLPH LLC**, an Illinois limited liability company ("Grantor"), and **1300 PARTNERS, LLC**, a Delaware 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, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY in fee simple unto Grantee FOREVER, all 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 of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, subject to: (1) general real estate taxes to due and payable; and (2) covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Property.

And Grantor hereby binds itself to WARRANT AND DEFEND the title against all of the acts of Grantor and no other, subject to the matters set forth above.

**FIRST AMERICAN TITLE**  
**FILE #** 2722362

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# UNOFFICIAL COPY

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.



THIS IS NOT HOMESTEAD PROPERTY.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		28-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-08-325-023-CJKD | 20160301683488 | 0-520-154-688  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Mar-2016
	COUNTY:	1,296.00
	ILLINOIS:	2,592.00
	TOTAL:	3,888.00

17-08-325-023-0000 | 20160301683488 | 0-560-576-034

Exempt under provisions of  
Paragraph 4, Section 31-45,  
Property Tax Code.

3/28/16  
Date

  
Buyer, Seller or Representative



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

LOT 3 AND THE NORTH 40.00 FEET OF LOT 4 AND ALL OF LOTS 5 TO 8, INCLUSIVE, AND THE ALLEY NORTH OF AND ADJOINING SAID LOTS 4, 5, 6, 7, 8 ALL IN THE ASSESSOR'S DIVISION OF LOTS 15 AND 16 IN BLOCK 1 IN SAWYER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF RANDOLPH STREET), IN COOK COUNTY, ILLINOIS.

PIN: 17-08-325-023-0000

Address: 1302-08 W. Randolph Street, Chicago, Illinois 60607