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Doc#: 1610649156 Fee: \$78.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2016 01:02 PM Pg: 1 of 4

SPECIAL WARRANT

Dec ID 20160401690330
ST/CO Stamp 0-053-952-064 ST Tax \$4,400.00 CO Tax \$2,200.00
City Stamp 1-634-385-472 City Tax: \$46,200.00

4/14
771211

Prepared by and after
recording return to:

Eric G. Greenfield, Esq.
Polsinelli PC
161 N. Clark St. Suite 4200
Chicago, Illinois 60601

Mailbox bills to:
1435-1443 N. Wells, LLC
275 Madison Ave., Ste 1100
NY, NY, 10016-1101

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 8th day of April, 2016, by 1437 NORTH WELLS, LLC, an Illinois limited liability company ("Grantor"), having an address of c/o Joseph Doppes, 1437 N. Wells Street, Chicago, Illinois 60610, to 1435-1443 N WELLS LLC, a Delaware limited liability company, having an address of c/o Jenel Management Corp., 275 Madison Avenue, Suite 1100, New York, NY 10016 ("Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

[Remainder of page intentionally left blank]

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officers, as of the day and year first above written.

1437 NORTH WELLS, LLC,
an Illinois limited liability company

By: *Joseph Doppes*
Name: Joseph Doppes
Title: Member

By: *Ann Doppes*
Name: Ann Doppes
Title: Member

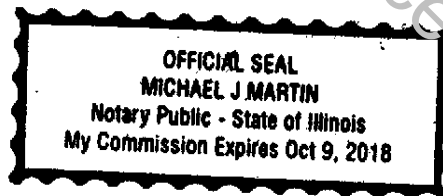
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, Michael J. Martin a notary public in and for said County, in the State aforesaid, do hereby certify that Joseph Doppes and Ann Doppes personally known to me to be the Members of 1437 NORTH WELLS, LLC, an Illinois limited liability company, and 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 severally acknowledged that as such Members of such entity, they signed and delivered the said instrument pursuant to authority given by the operating agreement of such entity, as their free and voluntary act and as the free and voluntary act and deed of such entity, for the uses and purposes therein set forth.

Given under my hand and official seal this 7th day of APRIL, 2016.

Michael J. Martin
Notary Public

My Commission expires: 10/9/17



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Exhibit A

LEGAL DESCRIPTION

Lots 20 and 21 in Starr's Subdivision of Blocks 114 to 116 in Bronson's Addition to Chicago in the Northeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



Commonly known as: 1437 N. Wells Street, Chicago, Illinois 60610

Property tax identification #: 17-04-205-059-0000 and 17-04-205-060-0000

REAL ESTATE TRANSFER TAX		13-Apr-2016
	CHICAGO:	33,000.00
	CTA:	13,200.00
	TOTAL:	46,200.00 *

17-04-205-059-0000 | 20160401690330 | 1-634-385-472

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

REAL ESTATE TRANSFER TAX		13-Apr-2016
	COUNTY:	2,200.00
	ILLINOIS:	4,400.00
	TOTAL:	6,600.00

17-04-205-059-0000 | 20160401690330 | 0-055-952-064

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Exhibit B

PERMITTED EXCEPTIONS

1. Survey made by United Survey Service, LLC dated January 27, 2016 as File No. 2016-22959 discloses the following:
 - a. overhead commercial sign over the west line by an undisclosed amount
 - b. building #1443 located north and adjoining over and onto the Land by 2.13' to 2.39' south
 - c. garage located north and adjoining over and onto the Land by 1.60' south
 - d. interest of utility companies to maintain equipment on the Land including electric meter, telephone boxes and electric conduits

Property of Cook County Clerk's Office