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Doc#: 1610608105 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2016 01:03 PM Pg: 1 of 4

Dec ID 20160401689326
ST/CO Stamp 2-136-325-696 ST Tax \$2,050.00 CO Tax \$1,025.00
City Stamp 0-169-401-920 City Tax: \$21,525.00

1/2
771210

Prepared by and after
recording return to:

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

1435-1443 N. Wells LLC
275 Madison Ave, Ste 1100
NY, NY 10016-1139

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 8th day April, 2016, by 1435 WELLS STREET ACQUISITIONS LLC, an Illinois limited liability company ("Grantor"), having an address of 1636 N. Bosworth, Unit C-1, Chicago, IL 60642 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 officer, as of the day and year first above written.

1435 WELLS STREET ACQUISITIONS LLC,
an Illinois limited liability company

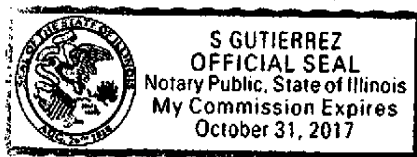
By: [Signature]
Name: MICHAEL N. LEONE
Title: AUTHORIZED SIGNATORY

Property of Court's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Sylvia Gutierrez a notary public in and for said County, in the State aforesaid, do hereby certify that Michael N. Leone personally known to me to be the Owner of 1435 WELLS STREET ACQUISITIONS 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 Owner of such entity, he signed and delivered the said instrument pursuant to authority given by the operating agreement of such entity, as his 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 5th day of April, 2016.



[Signature]
Notary Public

My Commission expires: 10/31/17

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Exhibit A

LEGAL DESCRIPTION



THE NORTH 1/2 OF THE NORTH 49 1/2 FEET OF THE WEST 100 FEET OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1435 N. Wells, Chicago, IL

PERMANENT TAX INDEX NUMBER: 17-04-205-048-0000

REAL ESTATE TRANSFER TAX		13-Apr-2016
	CHICAGO:	15,375.00
	CTA:	6,150.00
	TOTAL:	21,525.00 *

17-04-205-048-0000 | 20160401689326 | 0-169-401-920
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Apr-2016
	COUNTY:	1,025.00
	ILLINOIS:	2,050.00
	TOTAL:	3,075.00

17-04-205-048-0000 | 20160401689326 | 2-136-325-696

Property of Cook County Clerk's Office

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Exhibit B

PERMITTED EXCEPTIONS

1. Taxes not yet due and payable.
2. Any encumbrances caused by Purchaser
3. Easement for ingress and egress, light and air over the passageway existing between the Land and the South $\frac{1}{2}$ of North $49 \frac{1}{2}$ feet of West 100 feet of Lot 117 aforesaid, established by grant from Stoneman Laboratories Inc. to Josephine Marchetti and her husband dated June 10, 1948 and recorded June 22, 1948 as document 14342790.
4. 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. concrete step over the west line by an undisclosed amount
 - c. building over the east line by 1.13' to 1.18'
 - d. iron gate and fire escape stairs over the east line by 1.13' and stairs over the south line by 0.48' to 0.51'
 - e. interest of utility companies to maintain equipment on the Land including electric meters and drain

Property of Cook County Clerk's Office