

# UNOFFICIAL COPY

Doc#: 1611356038 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/22/2016 09:22 AM Pg: 1 of 5

40022930 FEB 13  
THIS INSTRUMENT PREPARED BY:

J. Ryan Potts  
BROTSCHUL POTTS LLC  
30 N LaSalle Street  
Suite 1402  
Chicago, Illinois 60602

GIT

Dec ID 20160401687534  
ST/CO Stamp 1-331-310-144 ST Tax \$9,300.00 CO Tax \$4,650.00  
City Stamp 1-900-195-392

## AFTER RECORDING THIS INSTRUMENT SHOULD BE RETURNED TO:

Timothy J. Grant  
O'ROURKE, HOGAN, FOWLER & DWYER  
10 S. LaSalle Street  
Suite 2900  
Chicago, Illinois 60603



### SPECIAL WARRANTY DEED

THIS INDENTURE, made as of April 6, 2016, from **940 WEED LLC, an Illinois limited liability company**, having an address of 940 W. Weed Street, Chicago, Illinois 60622 ("Grantor"), to **STRSL3 ACQ9, LLC, a Delaware limited liability company**, having an address of c/o L3 Capital, LLC, 410 N. Michigan Avenue, Suite 850, Chicago, Illinois 60611 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or 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 premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those items listed on Exhibit B attached hereto and made a part hereof.

#### REAL ESTATE TRANSFER TAX 07-Apr-2016

	COUNTY:	4,650.00
	ILLINOIS:	9,300.00
	TOTAL:	13,950.00

17-05-208-024-0000 | 20160401687534 | 1-331-310-144

#### REAL ESTATE TRANSFER TAX 07-Apr-2016

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-05-208-024-0000 | 20160401687534 | 1-900-195-392

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

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

**940 WEED LLC,**  
an Illinois limited liability company

By:   
Edward Warm, Manager

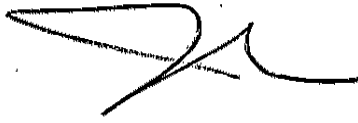
By:   
Thomas Disanto, Manager


### ACKNOWLEDGEMENT

STATE OF ILLINOIS                    )  
  ) SS  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Edward Warm, Manager of 940 WEED LLC, an Illinois limited liability company**, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the company described above for the purposes set forth herein.

Given under my hand and notarial seal this 6<sup>th</sup> day of April, 2016.



Notary Public  **JOHN RYAN POTTS**  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires 03/31/2017

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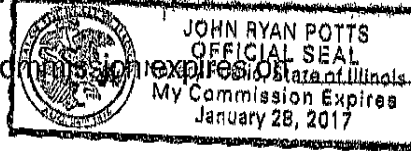
## ACKNOWLEDGEMENT

STATE OF ILLINOIS                    )  
   ) SS  
 COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Thomas Disanto, Manager of 940 WEED LLC, an Illinois limited liability company**, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the company described above for the purposes set forth herein.

Given under my hand and notarial seal this 6<sup>th</sup> day of April, 2016.

Notary Public



My commission expires in the State of Illinois

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 27, 28, 29, 30 AND THE WEST 9.95 FEET OF LOT 31 IN JOHN A. YALE'S RESUBDIVISION OF BLOCK 39 IN ELSTON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 17-05-208-024  
17-05-208-026

PROPERTY ADDRESS: 940 WEST WEED STREET  
CHICAGO, ILLINOIS 60642

#### SEND PROPERTY TAX BILLS TO:

STRS L3 ACQ9, LLC  
C/O L3 CAPITAL, LLC  
410 N. MICHIGAN AVE.  
SUITE 850  
CHICAGO, ILLINOIS 60611

Property of Cook County Clerk's Office

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## Exhibit B

### Permitted Exceptions

1. REAL ESTATE TAXES FOR THE SECOND HALF OF 2015 AND 2016, NOT YET DUE AND PAYABLE.
2. ENCROACHMENT OF THE ONE STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.18 FEET, AS SHOWN ON THE SURVEY BY GREMLEY & BIEDERMANN DATED FEBRUARY 3, 2016, ORDER NUMBER 2016-21974-001.
3. 3. ENCROACHMENT OF THE FABRIC WIND SCREEN ENTRANCE ATTACHED TO THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE STREET RIGHT OF WAY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON THE SURVEY BY GREMLEY & BIEDERMANN DATED FEBRUARY 3, 2016, ORDER NUMBER 2016-21974-001.
4. ENCROACHMENT OF THE SIGN ATTACHED TO THE BUILDING LOCATED MAINLY ON THE SUBJECT LAND OVER AND ONTO THE PROPERTY EAST AND ADJOINING AN UNDISCLOSED DISTANCE, AS SHOWN ON THE SURVEY BY GREMLEY & BIEDERMANN DATED FEBRUARY 3, 2016, ORDER NUMBER 2016-21974-001.
5. RIGHT, TITLE AND INTEREST OF WHERE'S THE DUKE?, INC. D/B/A JOE'S SPORTS BAR, AS TENANT ONLY UNDER AN UNRECORDED LEASE DATED APRIL 30, 2010, AND MODIFIED BY THE AMENDMENT TO LEASE DATED AS OF ~~2016~~, April 6, 2016.

Clerk's Office