

# UNOFFICIAL COPY



Doc#: 1614010009 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/19/2016 09:42 AM Pg: 1 of 6

**C.T.I.C.**

15NW718608P, IL  
C/L 2016

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After recording, return to:

Law Office of Zev Brachfeld  
Attn: Zev Brachfeld  
3003 Avenue L, Suite 2R  
Brooklyn, New York 11210

## WARRANTY DEED

GRANTOR, Broadville, LLC ("Grantor"), an Illinois limited liability company having an address of 4725 N. Western Avenue, Suite 220, Chicago, Illinois 60625, for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, do hereby CONVEYS and WARRANTS to 1134 GRANVILLE LLC, a Delaware limited liability company ("Grantee"), the following-described real estate (the "Real Estate") situated in Cook County, Illinois:

[See Exhibit A attached hereto and made a part hereof.]

Commonly Known As: 1122-1148 W. Granville, Chicago, Illinois and  
6201-6223 N. Broadway, Chicago, Illinois

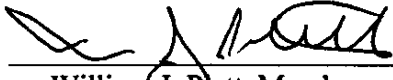
Property Index Numbers: 14-05-204-026-0000; 14-05-204-027-0000

Together with the tenements and appurtenances thereunto belonging,

Subject only to (a) terms, provisions, covenants, conditions, restrictions and options contained in, and easements, liens for assessments, and rights and obligations created by, that certain Declaration of Covenants, Conditions and Easements dated November 3, 2008 and recorded with the Cook County Recorder of Deeds as document no. 0831210044, and any recorded amendments thereto; (b) general real estate taxes not yet due or payable; and (c) rights of tenants in possession.

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 25<sup>th</sup> day of April, 2016.

By:   
William J. Platt, Member  
Broadville, LLC

STATE OF ILLINOIS)  
                                  )SS  
COUNTY OF COOK)

I, JAMES A. ERWIN, a Notary Public in and for the County and State aforesaid, do hereby certify that William J. Platt, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Broadville, LLC, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25<sup>th</sup> day of April, 2016.

  
Notary Public

My Commission Expires:



REAL ESTATE TRANSFER TAX		17-May-2016
CHICAGO:		98,437.50
CTA:		39,375.00
TOTAL:		137,812.50 *

14-05-204-026-0000 | 20160501600752 | 1-129-867-584

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

REAL ESTATE TRANSFER TAX		17-May-2016
COUNTY:		6,562.50
ILLINOIS:		13,125.00
TOTAL:		19,687.50

14-05-204-026-0000 | 20160501600752 | 0-118-384-960

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## EXHIBIT A

### LEGAL DESCRIPTION

#### TRACT 2:

##### PARCEL 1: (RETAIL SPACE #1)

PARCEL 1: A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCK 5, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE NORTH 00°00'56" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCK 5 AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 134.39 FEET ALONG THE WEST LINE OF SAID BLOCK 5; THENCE SOUTH 89°25'56" EAST, 1.58 FEET TO A POINT HEREBY DESIGNATED AS POINT 'A' AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°24'30" EAST, 109.14 FEET; THENCE SOUTH 89°31'37" EAST, 91.68 FEET; THENCE SOUTH 00°23'33" EAST, 12.09 FEET; THENCE SOUTH 89°27'46" EAST, 36.98 FEET; THENCE SOUTH 51°32'20" EAST, 16.34 FEET; THENCE SOUTH 00°26'26" WEST, 83.33 FEET; THENCE NORTH 89°10'00" WEST, 7.03 FEET; THENCE SOUTH 00°07'49" WEST, 10.13 FEET; THENCE NORTH 89°33'52" WEST, 73.98 FEET; THENCE NORTH 01°12'58" EAST, 9.69 FEET; THENCE NORTH 89°11'07" WEST, 18.41 FEET; THENCE SOUTH 00°57'55" WEST, 2.36 FEET; THENCE NORTH 89°25'56" WEST, 42.40 FEET TO THE POINT OF BEGINNING. TOGETHER WITH PARCEL 2: THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +29.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED POINT 'A'; THENCE NORTH 00°24'30" EAST, 63.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°24'30" EAST, 45.22 FEET; THENCE SOUTH 89°31'37" EAST, 42.08 FEET; THENCE SOUTH 00°24'30" WEST, 45.17 FEET; THENCE NORTH 89°35'30" WEST, 42.08 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

PARCEL 3: THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND BELOW THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED POINT 'A', THENCE NORTH 00°24'30" EAST, 63.92 FEET; THENCE SOUTH 89°35'30" EAST, 42.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT HAVING AN ELEVATION OF +29.5; THENCE NORTH 00°24'30" EAST, 45.17 FEET TO A POINT HAVING AN ELEVATION OF +29.5 FEET; THENCE SOUTH 89°31'37" EAST, 37.95 FEET TO A POINT HAVING AN ELEVATION OF +32.1 FEET; THENCE SOUTH 00°24'30" WEST, 45.12 FEET TO A POINT HAVING AN ELEVATION OF +32.1; THENCE NORTH 89°35'30" WEST, 37.95 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

PARCEL 4: THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET SAID CITY DATUM, AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +32.1 FEET, AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED POINT 'A',

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THENCE NORTH 00°24'30" EAST, 63.92 FEET; THENCE SOUTH 89°35'30" EAST, 80.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°24'30" EAST, 45.13 FEET; THENCE SOUTH 89°31'37" EAST, 11.65 FEET; THENCE SOUTH 00°23'33" EAST, 13.09 FEET; THENCE SOUTH 89°27'46" EAST, 27.49 FEET; THENCE SOUTH 00°24'30" WEST, 31.96 FEET; THENCE NORTH 89°35'30" WEST, 39.31 FEET TO THE POINT OF BEGINNING. TOGETHER WITH: PARCEL 5: THAT PART OF SAID PARCEL 1, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND BELOW THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: BEGINNING AT THE AFOREMENTIONED POINT 'A' SAID POINT HAVING AN ELEVATION OF +25.0 FEET; THENCE NORTH 00°24'30" EAST, 63.92 FEET; THENCE SOUTH 89°35'30" EAST, 59.67 FEET TO A POINT HAVING AN ELEVATION OF +29.5 FEET; THENCE SOUTH 00°24'30" WEST, 61.80 FEET TO A POINT HAVING AN ELEVATION OF +25.2 FEET; THENCE NORTH 89°11'07" WEST, 17.25 FEET TO A POINT HAVING AN ELEVATION OF +25.2 FEET; THENCE SOUTH 00°57'55" WEST, 2.36 FEET TO A POINT HAVING AN ELEVATION OF +25.0 FEET; THENCE NORTH 89°25'56" WEST, 42.40 FEET TO THE POINT OF BEGINNING.

### TRACT 3: (RETAIL SPACE #2)

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 431115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCK, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE NORTH 00°00'56" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCKS AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 41.05 FEET ALONG THE WEST LINE OF SAID BLOCK 5; THENCE NORTH 89°35'20" EAST, 1.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°27'04" EAST, 59.03 FEET; THENCE SOUTH 89°16'17" EAST, 17.38 FEET; THENCE SOUTH 00°35'29" WEST, 17.28 FEET; THENCE SOUTH 45°18'26" EAST, 9.47 FEET; THENCE SOUTH 89°33'16" EAST, 72.59 FEET; THENCE SOUTH 00°00'25" WEST, 16.78 FEET; THENCE SOUTH 89°33'09" EAST, 5.91 FEET; THENCE SOUTH 00°33'28" WEST, 16.34 FEET; THENCE SOUTH 89°37'36" EAST, 9.45 FEET; THENCE SOUTH 00°32'24" WEST, 29.95 FEET; THENCE NORTH 89°11'21" WEST, 6.53 FEET; THENCE SOUTH 00°29'27" WEST, 3.38 FEET; THENCE NORTH 89°23'58" WEST, 26.51 FEET; THENCE SOUTH 00°16'14" WEST, 8.85 FEET; THENCE NORTH 89°44'17" WEST, 39.25 FEET; THENCE NORTH 00°36'16" EAST, 15.19 FEET; THENCE NORTHWESTERLY 36.17 FEET ALONG A CURVE CONCAVE TO THE NORTH EAST, HAVING A RADIUS OF 59.09 FEET AND A CHORD BEARING NORTH 44°20'00" WEST, 35.61 FEET; THENCE SOUTH 89°35'20" WEST, 14.78 FEET TO THE POINT OF BEGINNING.

### TRACT 4: (RETAIL SPACE #3)

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 431115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCK 5, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE SOUTH 89°33'04" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCK 5 AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 135.86 FEET; THENCE

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00°37'34" EAST, 15.03 FEET; THENCE SOUTH 88°55'33" EAST, 6.57 FEET; THENCE NORTH 00°21'58" EAST, 12.86 FEET; THENCE SOUTH 89°22'04" EAST, 11.28 FEET; THENCE NORTH 00°25'09" EAST, 14.78 FEET; THENCE SOUTH 89°07'43" EAST, 5.35 FEET; THENCE SOUTH 00°18'47" EAST, 4.00 FEET; THENCE SOUTH 89°12'12" EAST, 19.50 FEET; THENCE NORTH 00°00'00" EAST, 16.10 FEET; THENCE SOUTH 89°56'37" EAST, 71.70 FEET TO A POINT HEREBY DESIGNATED AS POINT 'B'; THENCE SOUTH 00°06'58" WEST, 71.44 FEET; THENCE NORTH 89°32'36" WEST, 53.29 FEET; THENCE NORTH 00°30'25" EAST, 2.62 FEET; THENCE NORTH 89°21'07" WEST, 10.88 FEET; THENCE NORTH 01°43'04" EAST, 6.14 FEET; THENCE NORTH 89°33'54" WEST, 47.32 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART THEREOF LYING ABOVE THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: BEGINNING AT THE AFOREMENTIONED POINT 'B', HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 00°06'58" WEST, 29.62 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 89°38'04" WEST, 30.25 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 00°29'28" EAST, 29.29 FEET TO A POINT HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 89°56'37" EAST, 60.06 FEET TO THE POINT OF BEGINNING.

## EASEMENT #1:

AN EASEMENT OVER, UNDER AND THROUGH A PART OF THE COMMON AREA OF THE FIRST FLOOR OF "THE GRANVILLE" BEING A CONDOMINIUM OF A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115 IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS. AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18, AND 19 IN SAID BLOCK 5, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE SOUTH 89 DEGREES 33 MINUTES 04 SECONDS EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE OF BLOCK 5 AS BEING NORTH 00 DEGREES 00 MINUTES 56 SECONDS EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 79.85 FEET ALONG THE SOUTH LINE OF SAID BLOCK 5 TO THE SOUTHERLY EXTENSION OF A NORTH/SOUTH LINE OF RETAIL SPACE 2 IN SAID CONDOMINIUM, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 14 SECONDS EAST ALONG SAID EXTENSION AND LINE A DISTANCE OF 9.75 FEET TO A CORNER IN SAID SPACE 2; THENCE SOUTH 89 DEGREES 23 MINUTES 58 SECONDS EAST ALONG AN EAST/WEST LINE OF SAID SPACE 2 A DISTANCE OF 26.51 FEET TO A CORNER IN SAID SPACE 2; THENCE SOUTH 00 DEGREES 29 MINUTES 27 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF A NORTH/SOUTH LINE OF SAID SPACE 2 A DISTANCE OF 9.68 FEET TO THE SOUTH LINE OF SAID BLOCK 5; THENCE NORTH 89 DEGREES 33 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE 26.47 FEET TO THE POINT OF BEGINNING. AS DELINEATED AND DESCRIBED IN THE EASEMENT PURCHASE AGREEMENT RECORDED ON JANUARY 15, 2016, AS DOCUMENT 1601522022.

## EASEMENT #2:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE NORTH 00°00'56" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCK 5 AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 41.05 FEET; THENCE NORTH 89°35'20" EAST A DISTANCE OF 1.08 FEET; THEN NORTH 0°27'04" EAST A DISTANCE OF 3.58 FEET; THEN NORTH 89°55'40" WEST A DISTANCE OF 1.41 FEET TO THE POINT OF THE BEGINNING, SAID POINT BEINGS IN THE MOST WESTERLY LINE OF COMMON ELEMENTS OF SAID PLAT; THEN NORTH 00°27'04" EAST, ALONG SAID LINE, A DISTANCE OF 56.87 FEET; THENCE SOUTH 89°16'17" EAST ALONG THE NORTH FACE OF A CONCRETE BLOCK WALL, A DISTANCE OF 114.80 FEET TO A CORNER IN SAID WALL; THENCE SOUTH 00°32'24"

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WALL, A DISTANCE OF 114.80 FEET TO A CORNER IN SAID WALL; THENCE SOUTH 00°32'24" WEST ALONG A NORTH/SOUTH CONCRETE BLOCK WALL, A DISTANCE OF 16.85 FEET; THENCE NORTH 89°27'36" WEST, A DISTANCE OF 9.26 FEET; THENCE SOUTH 0°32'24" WEST, A DISTANCE OF 7.54 FEET TO A POINT IN THE EASTERLY EXTENSION OF AN EAST/WEST LINE OF SPACE 2 OF SAID CONDOMINIUM; THENCE NORTH 89°33'16" WEST ALONG SAID LINE AND ITS EXTENSION, A DISTANCE OF 79.92 FEET; THENCE NORTH 45°18'26" WEST, ALONG A LINE OF SAID SPACE 2, A DISTANCE OF 9.47 FEET TO A CORNER OF SAID SPACE 2; THENCE NORTH 00°25'39" EAST ALONG A LINE OF SAID SPACE 2, A DISTANCE OF 17.28 FEET TO A POINT IN THE MOST NORTHERLY LINE OF SAID SPACE 2; THENCE NORTH 89°16'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 17.38 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID SPACE 2; THENCE SOUTH 00°27'04" WEST ALONG THE MOST WESTERLY LINE OF SAID SPACE 2, A DISTANCE OF 55.89 FEET; THENCE NORTH 89°55'40" WEST A DISTANCE OF 1.41 FEET TO THE POINT OF BEGINNING;  
 AREA: 2,367 SQ. FT.

COMMONLY KNOWN AS: 1122-1148 W. Granville, Chicago, Illinois 60660  
 6201-6223 N. Broadway, Chicago, Illinois 60660