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Karen A. Yarbrough
Cook County Recorder of Deeds
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Dec ID 20160601615473
ST/CO Stamp 0-882-820-416 ST Tax \$950.00 CO Tax \$475.00
City Stamp 0-071-312-704 City Tax: \$9,975.00

UPON RECORDING RETURN TO:

Joseph von Meier, Esq.
Burke, Warren, MacKay & Serritella, P.C.
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Chicago, Illinois 60611

The above space for recorders use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 9, 2016 by NRG Milwaukee Leavitt, LLC, an Illinois limited liability company, having an address of 225 West Hubbard Street, 4th Floor, Chicago, IL 60654 ("Grantor") in favor of Erin B. Estell, as trustee of The Erin B. Estell Declaration of Trust, having an address of 3444 N. Seeley Avenue, Chicago, IL 60618 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, in and to the following described land (the "Land") in Cook County, Illinois:

See Exhibit "A" attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to those matters described on Exhibit "B" attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year not yet due and payable.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

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EXHIBIT A

LEGAL DESCRIPTION

That part of Blocks 21 and 22 in Pierce's Addition to Holstein, that part of Lot 7 in Assessor's Division, that part of vacated Wilmot Avenue, and that part of Lot 30 in Block 5 in Bradwell's Addition recorded May 26, 1887 as Document Number 833859 in the East half of the Southwest Quarter of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian described as follows:

Commencing at the Northeast corner of Lot 7 in Block 5 in said Bradwell's Addition, thence North 49 Degrees 01 Minutes 13 Seconds West along the North line of said Lot 7, a distance of 14.02 feet to the Southerly extension of the Northwesterly right-of-way line of the public alley said line being 16.00 feet Northwesterly of the Northwesterly line of Lot 34 in Block 5 in said Bradwell's Addition, thence North 41 degrees 09 minutes 56 second East, along said Northwesterly Right-of-Way line and its Southerly extension, a distance of 44.00 feet; thence North 48 Degrees 50 Minutes 04 Seconds West, perpendicular to the last described course, a distance of 25.00 feet; thence North 01 Degrees 00 Minutes 05 Seconds West, a distance of 55.63 feet to the Southwesterly extension of the southeasterly line of said vacated Wilmot Avenue and the Point of Beginning;

Thence continuing North 01 Degrees 00 Minutes, 05 Seconds West, a distance of 88.07 feet; thence North 06 Degrees 18 Minutes 24 Seconds West, along a line perpendicular to the South line of Chicago Milwaukee St Paul and Pacific Railroad, known as 606 Walkway, a distance of 42.00 feet to said line; thence North 83 Degrees, 41 Minutes, 36 Seconds East, along said South line, a distance of 66.42 Feet to a three quarter inch iron pipe; thence South 07 Degrees 05 Minutes 51 Seconds East, a distance of 35.88 feet (record distance of 36.15 feet) to a three quarter inch iron pipe; thence South 36 Degrees 38 Minutes 33 Seconds West, a distance of 8.92 feet (a record distance of 8.29 feet) to a three quarter inch iron pipe; thence South 85 Degrees 21 Minutes 40 Seconds West, a distance of 26.57 feet (a record distances of 26.58 feet) to a three quarter inch iron pipe; thence South 22 Degrees 36 Minutes 59 Seconds East, a Distance of 54.19 feet (recorded distance of 54.25 feet) to the Southeasterly line of vacated Wilmot Avenue; thence South 51 Degrees 44 Minutes 29 Seconds West, along said line, a distance of 68.29 feet to the Point of Beginning, all in Cook County, Illinois.

COMMONLY KNOWN AS: Outparcel Residential Lot-1 adjacent to 1767N. Milwaukee Avenue, Chicago, Illinois

PIN NUMBERS: Part of 14-31-322-032-0000, 14-31-322-033-0000,
14-31-322-037-0000 and 14-31-322-039-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes not yet due and payable;
2. Easement in favor of Illinois Bell Telephone Company, as disclosed by letter from the Illinois Bell Telephone Company dated February 13, 1986 and as shown on the Illinois Bell Telephone Company Plat of Humbolt Block Number 213, Inventory number 8700.
3. Easement in favor of the Commonwealth Edison Company, as disclosed by letter from the Commonwealth Edison Company dated January 20, 1986 and as shown on the Commonwealth Edison Company drawing number 303-D dated January 14, 1986.
4. Memorandum of Restrictions and put and call options made by and between Aldi Inc., and NRG Milwaukee Leavitt, LLC, recorded August 10, 2015 as document number 1522201008, relating to use restrictions; terms of a put option; terms of a call option; and the terms, provisions and conditions set forth therein.

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