### **UNOFFICIAL COPY**

#### SPECIAL WARRANTY DEED

This Document Prepared By: Michael S. Roberts Roberts McGivney Zagotta LLC 55 W. Monroe Street, Suite 1700 Chicago, IL 60603

After Recording Please Return To: Alvin L. Kruse Seyfarth Shaw 131 S. Dearborn Street, Suite 2400 Chicago, IL 60o03

Doc#: 1613122044 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/10/2016 11:17 AM Pg: 1 of 3



Doc#: 1617222128 Fee: \$42.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 06/20/2016 01:31 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH that Long Division, LLC, a Delaware limited liability company ("Grantor"), GRANTS, BARGAINS AND SELLS to Mushroom Cliffs Bowl LLC, an Illinois limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Cook County, Illinois ('ne "Real Estate"):

LOTS 29, 30, 31 AND 32 IN COCHRAN'S SUBDIVISION OF LOTS 5 TO 24, BOTH INCLUSIVE, IN HAMILTON'S SUBDIVISION OF 5 ACRES IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1846 W. Division Street, Chicago, Illinois 60622

PINs: 17-06-227-073-0000 and 17-06-227-074-0000

This conveyance is subject to:

Permitted Exceptions listed on Exhibit A attached hereto and made a part hereof.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against only those claims of persons claiming to title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise.

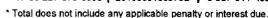
The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized to execute and deliver this deed on behalf of Grantor.

Doc being re-recorded to add state porter of transer story

REAL ESTATE TRANSFER TAX			20-Jun-2016
		COUNTY:	0.00
		ILLINOIS:	7,400.00
		TOTAL:	7,400.00
17-06-22	7-073-0000	20160501609792	0-931-943-744

REAL ESTATE TRANSFER TAX		20-Jun-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
	1	

17-06-227-073-0000 | 20160501609792 | 0-987-911-488





1617222128 Page: 2 of 3

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IN WITNESS WHEREOF, Grantor has caused this de May, 2016.	ed to be executed this 9 <sup>cd</sup> day of
LONG DIVIS a Delaware lin	ON LLC nited liability company
	ITY MANAGEMENT LLC, nited liability company,
a Delaware Im Its: Manager  By: Name: ① Its:	il .
Name: ① Its:W	onald I wilson. Ir whater
State of Illinois	
State of Illinois ) ss.	
County of Cook )	
liability company, the manager of Long Division LLC, and personally known to me to be the same personally known to me to be the same personal foregoing instrument, appeared before me this day in Manager he signed and delivered the said instrument of said limited liability company, for the uses and purpose the said instrument and said limited liability company, for the uses and purpose the said limited liability company.	personally known to me to anagoment LLC, a Delaware limited a Delaware limited liability company, in whose vame is subscribed to the person and acknowledged that as such as the free and voluntary act and deed oses therein set iorth
Given under my hand and official seal, thisday	of <u>MAY</u> 2016
Commission expires 10/22 2018	Miner Relieve in NOTARY PUBLIC
Official Seal Nina R Liewehr Notary Public State of Illinois My Commission Expires 10/22/2018	

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#### EXHIBIT A

### PERMITTED EXCEPTIONS

- 1. Real property taxes and assessments, not yet due and payable.
- 2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, none of the tenants having any options to purchase or rights of first refusal under existing unrecorded leases as shown on the rent roll dated May , 2016.
- 3. (a) encroachment of the 4 story concrete block with metal facade building located on the land over and onto i) the land west and adjoining by approximately 0.35 feet, and ii) the land south and adjoining by approximately 0.13 feet.
  - (b) encroachment of the overhead balconies attached to the 4 story concrete Block with metal facade building located on the land over the east and south Property lines.

As disclosed by survey prepared by Gremley & Biedermann, dated April 26, 2016, Order no. 2011-15691-001.

4. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 1436433016, at d is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. (Special Service Area 33)

EAL ESTATE TRANSFER TAX		10-May-2016
	CHICAGO:	55,500.00
	CTA:	22,200.00
	TOTAL:	77, <b>70</b> 0.00
7-06-227-073-000	0 20160501600840	1-564-813-63

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 10-May-2016 COUNTY: 3,700.00 ILLINOIS: 0.00 TOTAL: 3,700.00 17-06-227-073-0.00 20160501600840 1-344-874-816 Office

