

# 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

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

### After Recording Please Return To:

Alvin L. Kruse  
Seyfarth Shaw  
131 S. Dearborn Street, Suite 2400  
Chicago, IL 60603

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 (the "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 39 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 portion of transfer stamp*

REAL ESTATE TRANSFER TAX	20-Jun-2016
COUNTY:	0.00
ILLINOIS:	7,400.00
TOTAL:	7,400.00

17-06-227-073-0000 | 20160501609792 | 0-931-943-744

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

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

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

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9<sup>th</sup> day of May, 2016.

LONG DIVISION LLC  
a Delaware limited liability company

By: CONVEXITY MANAGEMENT LLC,  
a Delaware limited liability company,  
Its: Manager

Property of Cook County Office

By:   
Name: Donald R Wilson Jr  
Its: Manager

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 Donald R Wilson Jr, personally known to me to be the manager of Convexity Management LLC, a Delaware limited liability company, the manager of Long Division LLC, a Delaware 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 acknowledged that as such Manager he signed and delivered the said instrument as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and official seal, this 9<sup>th</sup> day of MAY, 2016

Commission expires 10/22/2018

  
NOTARY PUBLIC




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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<sup>9</sup>, 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, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. (Special Service Area 33)

REAL ESTATE TRANSFER TAX		10-May-2016
	CHICAGO:	55,500.00
	CTA:	22,200.00
	TOTAL:	77,700.00 *
17-06-227-073-0000   20160501600840   1-564-813-632		

\* 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
17-06-227-073-0000   20160501600840   1-344-874-816		

REAL ESTATE TRANSFER TAX		20-Jun-2016
	COUNTY:	0.00
	ILLINOIS:	7,400.00
	TOTAL:	7,400.00
17-06-227-073-0000   20160501609792   0-931-943-744		