

# UNOFFICIAL COPY

**SPECIAL**

*Warranty deed*



**Doc#:** 1617513062 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2016 01:58 PM Pg: 1 of 5

This document was prepared by  
Echelon Holdings, LLC  
1327 W Washington #106  
Chicago, Illinois 60607  
Attn : W. Dirk Hausmann, Esq.

When recorded return to:  
Becker & Gurian  
513 Central Avenue  
Highland Park, Illinois 60035  
Attn: Jeffrey B. Gurian, Esq.

(Above Space for Recorder's Use Only)

The Grantor, Echelon Holdings, LLC, an Illinois limited liability company, having its principal office at 1327 W. Washington #106, Chicago, IL 60607 and Wainwright Holdings, LLC, an Illinois limited liability company, having its principal office at 1040 N Lake Shore Dr, # 28C, Chicago, IL 60611, as tenants in common, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to 100 S. Morgan Exchange LLC, an Illinois limited liability company (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself to warrant and defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise, subject however to the Permitted Exceptions.

PIN: 17-17-211-011-0000, 17-17-211-012-0000, 17-17-211-013-0000, 17-17-211-014-0000  
Address of Real Estate: 100 S. Morgan, Chicago, IL 60607

[Signature page follows.]

*Box 400*

*19915672440 ALL*

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Dated this 7<sup>th</sup> day of June, 2016.

Echelon Holdings, LLC an Illinois limited liability company

By: Louis E. Berg  
Louis E. Berg, Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT LOUIS E. BERG, MANAGER OF ECHELON HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 7 day of June, 2016

J. Hathaway  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX

16-Jun-2016



COUNTY: 4,064.00  
ILLINOIS: 8,128.00  
TOTAL: 12,192.00

17-17-211-011-0000

| 20160601617512 | 1-408-243-008

REAL ESTATE TRANSFER TAX

16-Jun-2016



CHICAGO: 60,960.00  
CTA: 24,384.00  
TOTAL: 85,344.00 \*

17-17-211-011-0000 | 20160601617512 | 1-083-106-624

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

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Wainwright Holdings, LLC, an Illinois limited liability company

By: Carolyn B. Berg  
Carolyn B. Berg, Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CAROLYN B. BERG, MANAGER OF WINWRIGHT HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 8<sup>th</sup> day of June, 20 16

M. Christine Garcia  
NOTARY PUBLIC

SEND FUTURE TAX BILLS TO:

100 S. Morgan Exchange LLC



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## EXHIBIT A TO SPECIAL WARRANTY DEED

### PARCEL 1:

LOT 1, (EXCEPT THE WEST 6 INCHES THEREOF), IN THE ASSESSORS DIVISION OF LOTS 1 AND 2 OF LOT 1 IN BLOCK 6, IN DUNCAN'S ADDITION TO CHICAGO, OF SUB-LOTS 1 AND 2 OF LOT 1 IN BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, IN BOOK 47"B", PAGE 28"B" OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 2 IN THE ASSESSORS DIVISION OF LOT 1, IN BLOCK 6, IN DUNCAN'S ADDITION TO CHICAGO, AND OF SUB-LOTS 1 AND 2 OF LOT 1, IN BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE EAST 23.5 FEET OF THE WEST 522 FEET OF LOT 1, OF OUT LOT OR BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THE WEST 6 INCHES OF LOT 1, IN THE ASSESSORS' DIVISION OF LOTS 1 AND 2, IN THE ASSESSORS' DIVISION OF LOT 1, IN BLOCK 6, IN DUNCAN'S ADDITION OF LOTS 1 AND 2, IN THE ASSESSORS' DIVISION OF LOT 1, IN THE ASSESSORS' DIVISION OF BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

THE WEST 26.5 FEET OF LOT 3, IN THE SUBDIVISION OF LOT 1, IN BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PREMISES BEING ALSO DESCRIBED AS; THAT PART OF LOT 1, IN BLOCK 13, AFORESAID, BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF MONROE STREET, 472 FEET, EAST OF THE WEST LINE OF THE SAID LOT; THENCE EAST, ALONG THE NORTH LINE OF THE SAID LOT, 26.5 FEET; THENCE SOUTH, 150 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 1, 26.5 FEET; THENCE NORTH, 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

1. EXISTING UNRECORDED LEASE MADE BY 100 S. MORGAN, LLC TO CHICAGO CLIMBING GYM COMPANY, LLC DATED JANUARY, 2013, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

2. AN EASEMENT OVER THE SOUTH 12 FEET OF THE EAST 23.5 FEET OF THE WEST 522 FEET OF LOT 1 IN OUT LOT OR BLOCK 13 AFORESAID, FOR PRIVATE ALLEY CREATED BY THE WARRANTY DEED DATED APRIL 30, 1884 AND RECORDED OCTOBER 11, 1884 MADE BY HUGH T. DICKEY AND HIS WIFE TO JAMES D. BRUNER FOR THE BENEFIT OF THE OWNERS AND OCCUPANTS OF LOT 1 IN OUT LOT OR BLOCK 13, AFORESAID

(AFFECTS THE LAND AND OTHER PROPERTY)

3. ENCROACHMENT OF THE BRICK GARAGE LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.06 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 851289 PREPARED BY CERTIFIED SURVEY, INC. DATED JULY 16, 2007 AND LAST REVISED SEPTEMBER 14, 2007.

County Clerk's Office