

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

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Highland Park, IL 60035



Doc#: 1619642018 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2016 09:53 AM Pg: 1 of 4

**AFTER RECORDING RETURN TO:**

Matthew Brotschul  
Brotschul Potts LLC  
30 N. LaSalle Street, Suite 1402  
Chicago, IL 60602

89814332880

### SPECIAL WARRANTY DEED

THIS DEED, made this 23 day of June, 2016 between KAREN SCHMIDT, an individual, ("Grantor") and 1435 WELLS STREET ACQUISITIONS LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to proper authority, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to its successors, grantees and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois, commonly known as 215 South State Street, Chicago, Illinois and further described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to those exceptions shown on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors, grantees and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors, grantees and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Send subsequent tax bills to:  
Foot Locker 30004  
P.O. Box 2943  
Harrisburg, PA 17105-2943

Box 400

S Y  
P 4  
S N  
SC Y  
INTA

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

Karen Schmidt  
Karen Schmidt

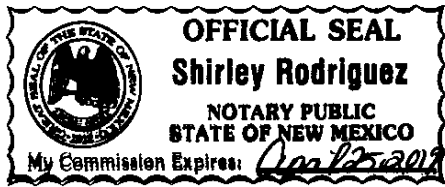
State of New Mexico )  
  )ss.  
County of Santa Fe )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen Schmidt, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of June, 2016.

My commission expires April 25, 2019.

Shirley Rodriguez  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		29-Jun-2016
CHICAGO:		20,625.00
CTA:		8,250.00
TOTAL:		28,875.00 *

17-15-104-003-0000 | 20160601625506 | 0-069-064-000

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

REAL ESTATE TRANSFER TAX		29-Jun-2016
COUNTY:		1,375.00
ILLINOIS:		2,750.00
TOTAL:		4,125.00

17-15-104-003-0000 | 20160601625506 | 0-707-417-408

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Exhibit A

Legal Description

THE NORTH 22 AND ¼ FEET OF SUB-LOT 2 (EXCEPT THAT PART THEREOF TAKEN FOR THE WIDENING OF STATE STREET AND EXCEPT THE EAST 9 FEET TAKEN FOR USE OF THE ALLY) OF LOT 3 IN BLOCK 6 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-15-104-003-0000

COMMONLY KNOWN AS: 215 SOUTH STATE STREET, CHICAGO, ILLINOIS 60604

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## Exhibit B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2015 AND 2016 NOT YET DUE AND PAYABLE.
2. LEASE MADE BY CHARLES H. BEERS, AS LESSOR, TO HENRY SIEGEL, AS LESSEE, DATED FEBRUARY 1, 1898 AND RECORDED FEBRUARY 11, 1899 AS DOUCMENT 2783797, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING FEBRUARY 1, 1899 AND ENDING APRIL 30, 1998 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. AMENDED BY AGREEMENT RECORDED OCTOBER 23, 1945 AS DOCUMENT 13638295. LEASE MODIFICATION AGREEMENT DATED JULY 26, 1995 AND RECORDED SETPEMBER 9, 1995 AS DOCUMENT 95601550, WHICH AMONG OTHER MATTTTERS PROVIDES FOR 4 SUCCESSIVE OPTIONS TO EXTEND THE TERM OF THE LEASE FOR A PERIOD OF 10 YEARS ON THE FIRST SUCH OPTION, AND FOR 5 YEARS ON EACH SECOND, THIRD AND FOURTH SUCH OPTIONS.
3. PARTY WALL RIGHTS OF THE OWNERS OF THE PROPERTIES NORTH AND SOUTH AND ADJOINING, AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO.