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Doc#: 1622410078 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2016 10:17 AM Pg: 1 of 7

9910534 ①
Tobin

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

Coru 500, LLC, an Illinois limited liability company ("Grantor"), of the City of Chicago, in the County of Cook, and State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and SPECIALLY WARRANTS to J & J 500, LLC, an Illinois limited liability company ("Grantee"), 500 West 18th Street, Chicago, IL 60616, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Grantor warrants title to the Real Estate to Grantee against the lawful claims of all persons claiming by, through, or under Grantor and none other, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

DATED as of this 26 day of July, 2016.

Coru 500, LLC

By: 
Christine Chuning, Member

REAL ESTATE TRANSFER TAX

28-Jul-2016



COUNTY: 1,750.00
ILLINOIS: 3,500.00
TOTAL: 5,250.00

17-21-307-096-0000 | 20160501609628 | 0-567-532-864

REAL ESTATE TRANSFER TAX

28-Jul-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

17-21-307-096-0000 | 20160501609628 | 0-590-201-664

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

Box 400

{00011425.DOCX 5}

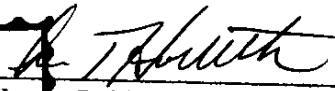
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INT AB

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STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine Chuning, Member of Coru 500, LLC, an Illinois limited liability company, personally known to me to be the same person who subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered said instrument as her own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of July, 2016.

OFFICIAL SEAL ANN T HORVATH Notary Public - State of Illinois My Commission Expires Dec 8, 2017	 _____ Notary Public My commission expires: <u>12.8.17</u>
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EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SEC. 200.1-2 (B-6) OF PARAGRAPH L, SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

7/28/16 WPC
 DATE BUYER, SELLER OR REPRESENTATIVE

UNOFFICIAL COPY**EXHIBIT "A"****PARCEL 1:**

LOT 10 (EXCEPT THE NORTH 10.00 FEET THEREOF); LOTS 11 TO 18, BOTH INCLUSIVE; THAT PART OF LOTS 19, 20 AND 21, LYING SOUTH OF A LINE 5.46 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 21 AND WEST OF A LINE 59.25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 19, 20 AND 21; ALSO,

THAT PART OF SAID LOT 19, LYING EAST OF THE WEST 59.25 FEET THEREOF AND SOUTH OF THE WESTERLY EXTENSION OF THE CENTERLINE OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 11 TO 13; TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING NORTHWESTERLY OF SAID LOTS 13 TO 17 AND SOUTHEASTERLY OF AND ADJOINING SAID LOT 19 AS DESCRIBED; ALSO,

THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 11 TO 13, ALSO,

THAT PART OF THE EAST $\frac{1}{2}$ OF VACATED SOUTH NORMAL AVENUE, LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PREMISES, ALL IN ARTEMUS CARTER'S SUBDIVISION OF LOT 4 IN BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST $\frac{1}{2}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE SOUTHEAST $\frac{1}{4}$ AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS

PARCEL 2:

ALL THAT PART OF VACATED SOUTH CANALPORT AVENUE, TOGETHER WITH AND INCLUDING ALL OF THE TRIANGULAR PIECE OF LAND COMMONLY KNOWN AS "SCHOENHOFEN PLACE", LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 10 TO 18, BOTH INCLUSIVE; LYING WEST OF THE SOUTHWARDLY EXTENSION OF THE EAST LINE OF LOT 10; LYING EAST OF THE SOUTHWARDLY EXTENSION OF THE WEST LINE OF LOT 18 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THAT PART OF SOUTH SEWARD AVENUE VACATED BY ORDINANCE PASSED JUNE 28, 1918 AND RECORDED AS DOCUMENT 6359973, ALL IN ARTEMUS CARTER'S SUBDIVISION OF LOT 4 IN BLOCK 44 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SO MUCH OF THE SOUTHEAST $\frac{1}{4}$ AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER; SAID PART OF VACATED STREET BEING FURTHER DESCRIBED AS ALL THAT PART OF THE INTERSECTION OF WEST 18TH STREET, SOUTH CANALPORT AVENUE AND SOUTH CANAL STREET, LYING WEST OF THE WEST LINE OF SOUTH CANAL STREET EXTENDED SOUTH; LYING EAST OF THE EAST LINE OF VACATED SOUTH SEWARD STREET EXTENDED SOUTH AND LYING NORTH OF THE NORTH LINE OF WEST 18TH STREET EXTENDED EAST, IN COOK COUNTY, ILLINOIS

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PARCEL 3:

THAT PART OF THE WEST ½ OF VACATED SOUTH NORMAL AVENUE LYING NORTH OF AND ADJOINING THE SOUTH LINE OF LOT 39 IN ARTEMUS CARTER'S SUBDIVISION AFORESAID, EXTENDED EAST AND LYING SOUTH OF AND ADJOINING THE WESTWARD EXTENSION OF THE NORTH LINE OF THE SOUTH 5.46 FEET OF LOT 21 IN ARTEMUS CARTER'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THAT PART OF THE MIDDLE 20.00 FEET OF VACATED NORMAL AVENUE (FORMERLY SEWARD AVENUE) RESERVED IN INSTRUMENT RECORDED SEPTEMBER 26, 1997, AS DOCUMENT 97716890, LYING NORTHERLY OF THE NORTHERLY LINE OF THE SOUTH 5.46 FEET OF LOT 21 EXTENDED WEST OF ARTEMUS CARTER'S SUBDIVISION AFORESAID AND SOUTHERLY OF THE SOUTHERLY LINE OF LOT 42 EXTENDED EAST OF JOHN F. IRWIN'S SUBDIVISION AFORESAID, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-21-307-056-0000 (part)
17-21-307-096-0000 (part)
17-21-308-001-0000

Address: 500 West 18th Street
Chicago, IL 60616

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EXHIBIT "B"

SUBJECT TO:

1. Taxes for 2016 and subsequent years.
2. Covenants, conditions, and restrictions of record;
3. Private, public, and utility easements and roads and highways, if any;
4. Existing leases;
5. Special taxes or assessments for improvements not yet completed;
6. Installments of any special tax or assessment for improvements heretofore completed;
7. Existing encroachments;
8. Acts done or suffered to be done by Grantee;
9. Well Lease recorded as document 1531410025;
10. Rights of the municipality, the State of Illinois, the public, and adjoining owners in and to vacated Normal Avenue;

Rights of the public and quasi-public utilities, if any, in vacated Normal Avenue for maintenance therein of poles, conduits, sewers, and other facilities;
11. Easement for the benefit of Illinois Bell Telephone Company recorded as document 93530377;
12. Rights of Commonwealth Edison in overhead and underground facilities;
13. Agreement for the Sale and Redevelopment of Land 16th and Canal Commercial District recorded August 8, 1990, as document 90385493, pursuant to Quit Claim Deed recorded as document 90385494 made by the City of Chicago to Observers Investment Company, an Illinois corporation.
Second Amendment recorded as document 0635502244;
14. Grant of Easement to Peoples Gas, Light and Coke Company recorded as document 109122215;
15. Covenants contained in Quit Claim Deed recorded as document 93592764;
16. Right-of-Way for the benefit of the Chicago Transit Authority reserved in the Ordinance of Vacation of the City of Chicago, a copy of which was recorded as document 93530377;

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17. Joinder of Agreement recorded as document 93592765;
18. Terms, provisions, conditions and limitations of the Ordinance of the City Council of the City of Chicago, a Notice of which was recorded as document 88455895;
19. Terms, provisions and conditions relating to the Easement described as Parcel 4 contained in the instrument creating the easement;
20. Encroachment of metal fence located mainly on the land onto the public way East and the woven wire fence onto the North and East; and
21. Matters disclosed by Land Title Survey dated June 29, 2015, made by AES Services, Inc.

This instrument was prepared by:

Philip Wong
209 South LaSalle Street, Suite 700
Chicago, IL 60604

Mail Recorded Deed To:
Roger Tsang
2912 South Wentworth Avenue
Chicago, IL 60616

Mail Tax Bills To:
J & J 500, LLC
500 West 18th Street, Suite 101
Chicago, IL 60616

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Christine Chuning, being first duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

A. The Act is not applicable as the grantor owns no adjoining property to the premises described in said deed;

- OR -

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.


1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that she makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me this ^{16th} day of July, 2016.



Notary Public


Christine Chuning

