

UNOFFICIAL COPY



Doc#: 1622929164 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/16/2016 04:43 PM Pg: 1 of 7

This instrument was prepared by
and after recording return to:

Felice B. Rose, Esq.
Schiff Hardin LLP
233 South Wacker Drive
Suite 6600
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 15 day of August 2016, between **BAKER LINCOLN HRD, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, a party of the first part, and **USEF ELEVATE LLC**, 2222 North Elston Avenue, Suite 100, Chicago, Illinois 60614, party of the second part, WITNESSETH, that the part of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Address of Real Estate: 2518-36 North Lincoln Avenue, Chicago, Illinois 60614

Permanent Real Estate Numbers: See Exhibit A attached hereto and made a part hereof for a list of the Permanent Index Numbers.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs 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 DEFEND, subject to:

See Exhibit B attached hereto and made a part hereof.

BR

→

5-2017
mg
1211868

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written., this 15th day of August, 2016.

BAKER LINCOLN HRD, LLC, an Illinois limited liability company

By: Baker Development Corporation, an Illinois corporation, its manager

By: Warren Baker, President

STATE OF Illinois)
)SS:
COUNTY OF Cook)

I, Francis B. Rose a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Warren Baker, personally known to me, appeared before me this day in person and acknowledged that as such he signed and delivered the said instrument in his capacity as the President of the Manager of Baker Lincoln HRD, LLC, an Illinois limited liability company, as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 15th day of August, 2016



Francis B. Rose
NOTARY PUBLIC

Send subsequent tax bills To:

USEF ELEVATE LLC
2222 North Elston Avenue
Suite 100
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX

17-Aug-2016



COUNTY: 7,707.50
ILLINOIS: 15,415.00
TOTAL: 23,122.50

14-29-419-046-1001 | 20160801643510 | 0-073-757-504

REAL ESTATE TRANSFER TAX

17-Aug-2016



CHICAGO: 115,612.50
CTA: 46,245.00
TOTAL: 161,857.50 *

14-29-419-046-1001 | 20160801643510 | 1-002-009-408

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

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

LOTS 2 THROUGH 9, BOTH INCLUSIVE, ALSO LOTS 11, 12 AND 15 (EXCEPT THAT PART OF SAID LOT 15 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 15; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15, A DISTANCE OF 18.69 FEET; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 12 AFORESAID, 26.27 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 15; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, A DISTANCE OF 18.50 FEET TO THE PLACE OF BEGINNING) IN THE SUBDIVISION OF LOT 6 IN BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: (PART BELOW +34.71 C.C.D.):

THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 6 IN BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.71 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST MOST CORNER OF SAID LOT 1; THENCE NORTH 45 DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 24.93 FEET TO THE EAST MOST POINT OF THE PROPERTY CONVEYED BY SPECIAL WARRANTY DEED RECORDED MAY 6, 2013 AS DOCUMENT NO. 1312612075; THE NEXT 3 COURSES BEING ALONG THE PERIMETER LINES OF THE PROPERTY CONVEYED BY SPECIAL WARRANTY DEED AFORESAID; THENCE SOUTH 44 DEGREES 44 MINUTES 59 SECONDS WEST 109.81 FEET; THENCE NORTH 45 DEGREES 15 MINUTES 24 SECONDS WEST 0.58 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 45 DEGREES 01 MINUTES 09 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 3.19 FEET TO THE WEST MOST CORNER OF SAID LOT 1; THENCE SOUTH 45 DEGREES 06 MINUTES 27 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 24.93 FEET TO THE SOUTH MOST CORNER OF SAID LOT 1; THENCE NORTH 45 DEGREES 01 MINUTES 09 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2A: (PART ABOVE +34.71 C.C.D.):

THAT PART OF LOT 5 IN LILL AND DIVERSEY'S SUBDIVISION OF THE BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29 TOGETHER WITH THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 6 IN BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29 ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING AT AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.71 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST MOST CORNER OF SAID LOT 1; THENCE NORTH 45 DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOTS 1 AND 5 A DISTANCE OF 26.00 FEET TO THE EAST MOST POINT OF THE PROPERTY LYING ABOVE ELEVATION +34.71 CHICAGO CITY DATUM CONVEYED BY SPECIAL WARRANTY DEED RECORDED MAY 6, 2013 AS DOCUMENT NO.

1312612075; THE NEXT 5 COURSES BEING ALONG THE PERIMETER LINES OF THE PROPERTY CONVEYED BY SPECIAL WARRANTY DEED AFORESAID; THENCE SOUTH 44 DEGREES 59

UNOFFICIAL COPY

MINUTES 58 SECONDS WEST 66.45 FEET; THENCE SOUTH 45 DEGREES 12 MINUTES 34 SECONDS EAST 1.36 FEET; THENCE SOUTH 44 DEGREES 44 MINUTES 59 SECONDS WEST 43.36 FEET; THENCE NORTH 45 DEGREES 15 MINUTES 24 SECONDS WEST 0.58 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 45 DEGREES 01 MINUTES 09 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 3.19 FEET TO THE WEST MOST CORNER OF SAID LOT 1; THENCE SOUTH 45 DEGREES 06 MINUTES 27 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 24.99 FEET TO THE SOUTH MOST CORNER OF SAID LOT 1; THENCE NORTH 45 DEGREES 01 MINUTES 09 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 6 IN THE SUBDIVISION OF BLOCK 16 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF W. ALTGELD STREET, 296.28 FEET EAST OF THE CENTERLINE OF N. SHEFFIELD AVENUE AND RUNNING THENCE NORTH PARALLEL WITH THE CENTER LINE OF SAID N. SHEFFIELD AVENUE, A DISTANCE OF 100.0 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF A 14 FOOT WIDE VACATED ALLEY TO A POINT ON THE NORTH LINE OF SAID W. ALTGELD STREET, 396.28 FEET EAST OF THE CENTERLINE OF SAID N. SHEFFIELD AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID W. ALTGELD STREET, 100.0 FEET TO THE PLACE OF BEGINNING, IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF THE VACATED NORTHWESTERLY 14 FOOT ALLEY VACATED BY ORDINANCE RECORDED SEPTEMBER 2, 1987, AS DOCUMENT 87484671, LYING NORTHEASTERLY OF THAT PART OF LOT 6 IN THE SUBDIVISION OF BLOCK 16 AFORESAID DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF W. ALTGELD STREET, 296.28 FEET EAST OF THE CENTER LINE OF N. SHEFFIELD AVENUE; THENCE NORTH PARALLEL WITH THE CENTER LINE OF N. SHEFFIELD AVENUE, 100.0 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 14 FOOT ALLEY, TO A POINT ON THE NORTH LINE OF W. ALTGELD STREET, 396.28 FEET EAST OF THE CENTER LINE OF N. SHEFFIELD AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID W. ALTGELD STREET, 100.0 FEET TO THE PLACE OF BEGINNING, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LOTS 2 THROUGH 9 BOTH INCLUSIVE, IN THE SUBDIVISION OF SAID LOT 6, LYING NORTH OF THE NORTH LINE OF LOT 11 IN THE SUBDIVISION OF SAID LOT 6, LYING NORTH AND NORTHEASTERLY OF THE NORTH AND NORTHEASTERLY LINES OF LOT 12 IN THE SUBDIVISION OF SAID LOT 6, LYING SOUTHEASTERLY AND SOUTHWESTERLY OF THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF LOT 15 IN THE SUBDIVISION OF SAID LOT 6, LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 12 IN THE SUBDIVISION OF SAID LOT 6, LYING NORTHWESTERLY OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 9 IN THE SUBDIVISION OF SAID LOT 6 AND LYING NORTH OF THE SOUTH LINE OF LOT 6, ALL IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF A NORTHEASTERLY-SOUTHWESTERLY 11.75 FOOT WIDE PUBLIC ALLEY, VACATED BY ORDINANCE RECORDED JULY 27, 2016 AS DOCUMENT NO. 1620915258, LYING NORTHWESTERLY OF AND ADJOINING THAT PART OF THE NORTHWESTERLY LINE OF LOT 15, LYING SOUTHWESTERLY AND ADJOINING THAT PART OF THE SOUTHWESTERLY LINE OF LOT 1; LYING SOUTHEASTERLY AND ADJOINING THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF AFORESAID LOT 1; AND LYING EAST OF AND ADJOINING THE

UNOFFICIAL COPY

NORTHERLY EXTENSION OF THE WEST LINE OF LOT 12, ALL INCLUSIVE, IN THE SUBDIVISION OF LOT 6 IN BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 5, 1881 IN BOOK 16 PAGE 33 AS DOCUMENT NO. 351383, IN COOK COUNTY, ILLINOIS

ADDRESS OF REAL ESTATE: 2518-36 North Lincoln Avenue, Chicago, Illinois 60614

PERMANENT REAL ESTATE NUMBERS (part of each of the following):

14-29-419-038-0000	14-29-419-039-0000	14-29-419-040-0000
14-29-419-041-1001	14-29-419-041-1002	14-29-419-041-1003
14-29-419-041-1004	14-29-419-041-1005	14-29-419-041-1006
14-29-419-042-1001	14-29-419-042-1002	14-29-419-042-1003
14-29-419-042-1004	14-29-419-042-1005	14-29-419-042-1006
14-29-419-043-1001	14-29-419-043-1002	14-29-419-043-1003
14-29-419-043-1004	14-29-419-043-1005	14-29-419-043-1006
14-29-419-044-1001	14-29-419-044-1002	14-29-419-044-1003
14-29-419-044-1004	14-29-419-044-1005	14-29-419-044-1006
14-29-419-045-1001	14-29-419-045-1002	14-29-419-045-1003
14-29-419-045-1004	14-29-419-045-1005	14-29-419-045-1006
14-29-419-046-1001	14-29-419-046-1002	14-29-419-046-1003
14-29-419-046-1004	14-29-419-046-1005	14-29-419-046-1006
14-29-419-046-1007	14-29-419-046-1008	14-29-419-046-1009
14-29-419-046-1010	14-29-419-046-1011	14-29-419-046-1012
14-29-419-046-1013	14-29-419-046-1014	14-29-419-046-1015
14-29-419-046-1016	14-29-419-046-1017	14-29-419-046-1018
14-29-419-046-1019	14-29-419-046-1020	14-29-419-046-1021
14-29-419-046-1022	14-29-419-046-1023	14-29-419-046-1024
14-29-419-046-1025	14-29-419-046-1026	14-29-419-046-1027
14-29-419-046-1028	14-29-419-046-1029	14-29-419-046-1030
14-29-419-046-1031	14-29-419-046-1032	14-29-419-046-1033
14-29-419-046-1034	14-29-419-046-1035	14-29-419-046-1036
14-29-419-046-1037	14-29-419-046-1038	14-29-419-046-1039
14-29-419-046-1040	14-29-419-046-1041	14-29-419-046-1042
14-29-419-046-1043	14-29-419-046-1044	14-29-419-046-1045
14-29-419-046-1046	14-29-419-046-1047	14-29-419-046-1048
14-29-419-046-1049	14-29-419-046-1050	14-29-419-046-1051
14-29-419-046-1052	14-29-419-046-1053	14-29-419-046-1054
14-29-419-046-1055	14-29-419-046-1056	14-29-419-046-1057
14-29-419-046-1058	14-29-419-046-1059	14-29-419-046-1060

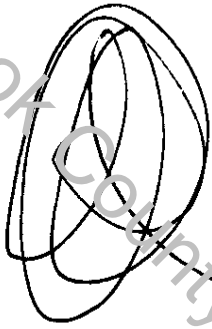
UNOFFICIAL COPY

14-29-419-046-1061
14-29-419-046-1064

14-29-419-046-1062
14-29-419-046-1065

14-29-419-046-1063
14-29-419-046-1066

Property of Cook County Clerk's Office

A large, dark, handwritten scribble consisting of several overlapping loops and lines, positioned in the center of the page and partially overlapping the diagonal watermark text.

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. REAL ESTATE TAXES FOR THE YEAR 2016 THAT ARE NOT YET DUE OR PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA 35-2015 'LINCOLN AVENUE' AS DISCLOSED BY ORDINANCE RECORDED DECEMBER 9, 2015 AS DOCUMENT 1534301000, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO PARKING AND ACCESS INCLUDING LICENSED CTA PARKING SOUTHWEST OF TRACT 2 THEREIN, CONSTRUCTION, PROJECT SIGNAGE, CONDITIONS AND RESTRICTIONS AS TO IMPROVEMENTS, CONTAINED IN THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (LINCOLN CENTER) DATED APRIL 12, 2013 AND RECORDED MAY 6, 2013 AS DOCUMENT 1312612074.

AS MODIFIED BY THAT CERTAIN OMNIBUS AGREEMENT AND AMENDMENT TO 2013 DECLARATION MADE BY AND BETWEEN NCB DEVELOPMENT XI LLC, USEF ELEVATE LLC AND APOLLO THEATER CHICAGO, LLC RECORDED IN COOK COUNTY, ILLINOIS.
4. ENCROACHMENT OF THE THREE STORY BRICK BUILDING LOCATED MAINLY ON THE PROPERTY SOUTHEAST AND ADJOINING (LOT 10), ONTO LOT 9 OF THE LAND BY MUCH AS 0.05 OF A FOOT, AS SHOWN ON PLAT OF SURVEY NO. 2015-22388-001, PREPARED BY GREMLEY AND BIEDERMANN, DATED MAY 4, 2015 AND LAST REVISED AUGUST 2, 2016. (AFFECTS LOT 9 IN PARCEL 1)
5. ENCROACHMENT OF THE FRAME SHED LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 2015-22388-001 PREPARED BY GREMLEY & BIEDERMANN DATED MAY 4, 2016 AND LAST REVISED AUGUST 2, 2016. (AFFECTS PARCEL 3)