

# UNOFFICIAL COPY

This document prepared by:

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Doc#: 1623019762 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2016 03:17 PM Pg: 1 of 4

Above Space for Recorder's use only

## SPECIAL WARRANTY DEED

THE GRANTOR, 3935-3943 W. DIVERSEY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, transfer and convey to URBAN NEIGHBORHOOD WINDY CITY, LLC, a Delaware limited liability company ("Grantee"), all interest in and to the following described real estate ("Property"):

See Exhibit A which is attached hereto and incorporated herein;

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 Grantor, 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 Grantee, its successors and assigns forever.

Grantor will warrant and defend the right and title to the above described premises unto Grantee only against the claims of those persons claiming by, through or under Grantee, but not otherwise, subject to those matters listed on Exhibit B attached hereto and incorporated herein, to the extent that any of such matters are valid, enforceable and still applicable to the Property, nothing herein being deemed to revive any of the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

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### (Signature page of Special Warranty Deed)

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 1<sup>st</sup> day of AUGUST, 2016.

3935-3943 W. DIVERSEY LLC, an Illinois limited liability company

By:

*[Handwritten Signature]*  
Name: Jonathan Schnell  
Title: 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 personally known to me to be the Manager of 3935-3943 W. DIVERSEY LLC, an Illinois limited liability company and 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 the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of July, 2016.

H Meade  
Notary Public



Send subsequent tax bills to:

Urban Neighborhood Windy City, LLC  
30 S. Wacker Drive, Suite 2750  
Chicago, Illinois 60606

AFTER RECORDING, RETURN TO:

Richard Cohn  
105 W. Madison Street, #401,  
Chicago IL 60602

REAL ESTATE TRANSFER TAX		16-Aug-2016
COUNTY:		3,475.00
ILLINOIS:		6,950.00
<b>TOTAL:</b>		<b>10,425.00</b>
13-26-300-004-0000   20160701634496   1-535-800-128		

REAL ESTATE TRANSFER TAX		16-Aug-2016
CHICAGO:		52,125.00
CTA:		20,850.00
<b>TOTAL:</b>		<b>72,975.00 *</b>
13-26-300-004-0000   20160701634496   1-662-808-896		

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

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 3.83 FEET OF LOT 5) IN BLOCK 2 IN PENNOCK IN SECTION 26 AND SECTION 27 AND SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3935-3943 W. DIVERSEY, CHICAGO, ILLINOIS  
PINS: 13-26-300-004-0000 and 13-26-300-005-0000

(40494.0009)

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Property of Cook County Clerk's Office

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## EXHIBIT B PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE MADE BY W & W PROPERTIES, LLC TO WIRELESS CAPITAL PARTNERS DATED NOVEMBER 20, 2007, A MEMORANDUM OF WHICH WAS RECORDED DECEMBER 12, 2007 AS DOCUMENT NO. 0734604007, DEMISING THE LAND FOR A TERM OF YEARS, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY,
3. THROUGH OR UNDER SAID LESSEE.
4. LEASE MADE BY W & W PROPERTIES LLC TO VOICESTREAM GSM I OPERATING COMPANY LLC, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 17, 2004 AS DOCUMENT NO. 0404822038, DEMISING THE LAND FOR A TERM OF YEARS, 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.
5. EASEMENT IN GROSS IN FAVOR OF COMCAST OF FLORIDA/GEORGIA/ILLINOIS/MICHICAGN, LLC, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, PURSUANT TO A SERVICES AGREEMENT DATED FEBRUARY 3, 2015, TO PROVIDE CERTAIN BROADBAND COMMUNICATIONS
6. SERVICES, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED FEBRUARY 25, 2015 AS DOCUMENT NO. 1505644049.

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