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3 of 6
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THIS INSTRUMENT WAS PREPARED BY:

Wesley W. Broquard, Esq.
Barnes & Thornburg LLP
One North Wacker Drive Suite 4400
Chicago, IL 60606



Doc#: 1625234091 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2016 03:37 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:

Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of June 30, 2016, by PURE HOLDINGS LLC, an Illinois limited liability company (the "Grantor") having an office at 762 Shoreline Drive, Aurora, Illinois 60504 to CR 3701 RACINE, LLC, an Illinois limited liability company (the "Grantee"), having an office at 325 West Huron Street, Suite 708, Chicago, Illinois 60654.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto THE Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois commonly known as 3703 South Racine Avenue, Chicago, Illinois 60609 and legally described on Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances collectively, the "Real Property"), subject only to those matters described on Exhibit B attached hereto and made a part thereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property, subject only to the Permitted Exceptions, unto the Grantee, and to its successors and assigns, in fee simple forever.

And Grantor does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[Signature Page Follows]


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IN WITNESS WHEREOF, the Grantor has caused its name to be duly signed to this Special Warranty Deed on the date first set forth above.

GRANTOR:

PURE HOLDINGS LLC, an Illinois limited liability company

By: 
Name: Christopher Dandrow
Title: Member

Exempt under provisions of Chapter 3-33-060, Paragraph L (Enterprise Zone 2) of the Chicago Real Property Transfer Tax Ordinance

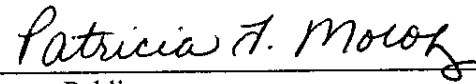
 June 2016
Grantor, Grantee or Representative Date

STATE OF ILLINOIS

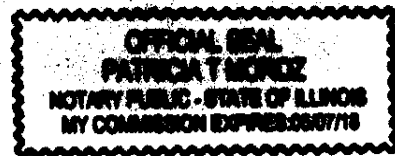
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that Christopher Dandrow personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of Pure Holdings LLC, an Illinois limited liability company, appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of June, 2016.


Notary Public

My Commission Expires:



Mail Subsequent Tax Bills To:

CR 3701 Racine, LLC, c/o CR Realty Advisors LLC,
325 West Huron Street, Suite 708, Chicago, Illinois
60654

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EXHIBIT A LEGAL DESCRIPTION

LOTS 1 THROUGH 9, BOTH INCLUSIVE, LOT 10 (EXCEPT THE SOUTH 22.02 FEET THEREOF), LOT 39 (EXCEPT THE SOUTH 22.02 FEET THEREOF), LOTS 40 THROUGH 48, BOTH INCLUSIVE, AND THE VACATED ALLEY BETWEEN SAID LOTS IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3703 S. Racine, Chicago, IL 60609



Permanent Index Numbers:

17-32-401-001-0000
 17-32-401-002-0000
 17-32-401-003-0000
 17-32-401-004-0000
 17-32-401-005-0000
 17-32-401-006-0000
 17-32-401-007-0000
 17-32-401-008-0000
 17-32-401-009-0000
 17-32-401-015-0000
 17-32-401-016-0000
 17-32-401-017-0000
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 17-32-401-019-0000
 17-32-401-020-0000
 17-32-401-021-0000
 17-32-401-022-0000
 17-32-401-023-0000
 17-32-401-032-0000
 17-32-401-034-0000

REAL ESTATE TRANSFER TAX	11-Jul-2016
	CHICAGO: 1,125.00
	CTA: 450.00
	TOTAL: 1,575.00 *

17-32-401-001-0000 | 20160601625882 | 1-136-766-272

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

REAL ESTATE TRANSFER TAX	02-Sep-2016
 	COUNTY: 75.00
	ILLINOIS: 150.00
	TOTAL: 225.00

17-32-401-001-0000 | 20160601625882 | 0-501-467-968

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3703 South Racine, Chicago, IL

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.
2. ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY ENTERPRISE ZONE CERTIFICATE #1658 FOR CHICAGO IV'S ENTERPRISE ZONE DESIGNATION ORDINANCE #95121 CHICAGO AUTHORIZING ESTABLISHMENT OF ENTERPRISE ZONE RECORDED APRIL 28, 2016 AS DOCUMENT 1611910116.