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This document prepared by:

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Doc#: 1625719063 Fee: \$46.00
RHSP Fee:\$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2016 11:46 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT AFS NORTHSIDE, LLC, an Illinois limited liability company having its principal office at 1341 W. Fullerton, Suite 272, Chicago, IL ("Grantor") for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does GRANT, BARGAIN AND SELL to GI NORTH PROPERTY LLC, an Illinois limited liability company, having its principal office at 1909 N. Clifton Avenue, Chicago, IL ("Grantee"), its successors and assigns the land situated in the County of Cook and the State of Illinois described on Exhibit A attached hereto and made a part hereof (the "Land") together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to such Land (all of the foregoing being hereinafter collectively called the "Property").

THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: the exceptions to title listed on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise subject however to the Permitted Exceptions.

IN WITNESS WHEREOF GRANTOR has caused its name to be signed this ___ day of September, 2016.

[Signature page follows]

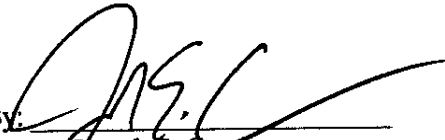
Exempt under provisions of Paragraph
L Sec. 200.1-2 (B-6) or Paragraph L
Sec. 200.1-4 (B) of the Chicago
Transaction Tax Ordinance.

Date _____ Buyer, Seller or Representative

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GRANTOR:

AFS NORTHSIDE, LLC, an Illinois limited liability company

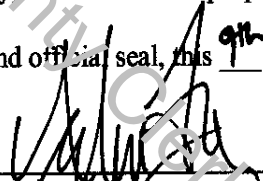
By: 
Name: Joseph E. Curci
Its: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Joseph E. Curci, the authorized signatory of AFS Northside, LLC, an Illinois limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person 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 limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of September, 2016.

Commission expires: 9/10/2017


Notary Public



REAL ESTATE TRANSFER TAX		13-Sep-2016
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

14-32-404-030-0000 | 20160901654954 | 1-817-066-304
* Total does not include any applicable penalty or interest due.

After recording return to:

Patzik, Frank & Samotny Ltd.
150 S. Wacker Drive, Suite 1500
Chicago, IL 60606
Attn: James M. Teper

REAL ESTATE TRANSFER TAX		13-Sep-2016
COUNTY:		1,765.75
ILLINOIS:		3,531.50
TOTAL:		5,297.25

14-32-404-030-0000 | 20160901654954 | 1-858-747-200

Send Tax bills to:
GI North Property LLC
c/o General Iron Industries, Inc.
1909 North Clifton Avenue
Chicago, IL 60614

UNOFFICIAL COPY**EXHIBIT A**

Legal Description

PARCEL 1:

A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 12, 13 AND 14 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 14 WITH THE PRESENT EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, AS SAID DOCK LINE WAS ESTABLISHED BY ORDINANCE PASSED APRIL 4, 1912 AND RECORDED AS DOCUMENT 4996931; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF LOT 14 A DISTANCE OF 172.88 FEET TO A POINT 100.00 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT, AS MEASURED ALONG SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO SAID NORTHERLY LINE OF LOT 14, A DISTANCE OF 100.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE A DISTANCE OF 120.37 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF AFOREMENTIONED LOT 13; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, AND ALONG THE NORTHEASTERLY LINE OF AFOREMENTIONED LOT 12 (SAID NORTHEASTERLY LINES BEING ALSO THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET), A DISTANCE OF 24.48 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 124.00 FEET (MEASURED PERPENDICULARLY SOUTHERLY FROM THE NORTHERLY LINE OF LOT 14 AFORESAID; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 134.80 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES, 00 MINUTE, 00 SECOND WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM NORTHEAST TO NORTHWEST, A DISTANCE OF 35.56 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 98.86 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM SAID NORTHERLY LINE OF LOT 14; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 146.44 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EAST DOCK LINE OF THE CHICAGO RIVER; THENCE NORTHERLY ALONG SAID EAST DOCK LINE, A DISTANCE OF 99.23 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 12 AND 13 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 14 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO WITH THE PRESENT EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, AS SAID DOCK LINE WAS ESTABLISHED BY ORDINANCE PASSED APRIL 4, 1912 AND RECORDED AS DOCUMENT 4996931; THENCE SOUTHERLY ALONG SAID EAST DOCK LINE, A DISTANCE OF 99.23 FEET TO A POINT, WHICH IS 98.86 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM SAID NORTHERLY LINE OF LOT 14, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID EAST

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DOCK LINE, AND ALONG THE SOUTHWARD EXTENSION THEREOF, A DISTANCE OF 25.24 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 124.00 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM SAID NORTHERLY LINE OF LOT 14; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 173.78 FEET TO A POINT 134.80 FEET WESTERLY OF THE WESTERLY LINE OF KINGSBURY STREET, AS MEASURED ALONG SAID PARALLEL LINE; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES, 00 MINUTE, 00 SECOND WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM NORTHEAST TO NORTHWEST, A DISTANCE OF 35.56 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 98.86 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM THE AFOREMENTIONED NORTHERLY LINE OF LOT 14; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 146.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS: 14-32-404-008-0000; 14-32-404-030-0000

Property Address: 1704 N. Kingsbury Street, Chicago, IL 60614

1680 N. Kingsbury Street, Chicago, IL 60614

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EXHIBIT B

Permitted Exceptions

1. TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE NORTH BRANCH OF THE CHICAGO RIVER; ALSO RIGHTS OF PROPERTY OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID RIVER.
3. RIGHTS AND EASEMENTS IN FAVOR OF THE PUBLIC IN AND TO THE CHICAGO RIVER ADJOINING THE LAND FOR THE PURPOSE OF NAVIGATION AND ALL PRIVILEGES INCIDENT THERETO AND THE RIGHT OF CONTROL OVER SAID RIVER OF THE UNITED STATES GOVERNMENT, THE STATE OF ILLINOIS, SANITARY DISTRICT AND THE CITY OF CHICAGO AND ALSO THE RIGHT OF CONTROL OF SAID MUNICIPALITY OF ALL PIERS OR DOCKS CONSTRUCTED UPON THE LAND, WITHIN THE CHICAGO RIVER.
4. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF THE UTILITY POLE AND AERIAL WIRES, AS DISCLOSED ON THE SURVEY PREPARED BY GREMLEY & BIEDERMANN ORDER NO 2016-22542-001 DATED MAY 26, 2016.
5. ENCROACHMENT OF THE 2 STORY BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING PARCEL 1 ONTO THE LAND BY APPROXIMATELY 0.85 FEET, AS DISCLOSED ON THE SURVEY PREPARED BY GREMLEY & BIEDERMANN ORDER NO 2016-22542-001 DATED MAY 26, 2016.