

# UNOFFICIAL COPY

114  
200734



## SPECIAL WARRANTY DEED

### This Document Prepared By:

Anne R. Garr  
Freeborn and Peters LLP  
311 S. Wacker Drive  
Suite 3000  
Chicago Illinois 60606

Doc# 1627929016 Fee \$44.00

RHSP Fee:\$9.00RPRF Fee \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/05/2016 11:10 AM Pg: 1 of 4

### After Recording Please Return To:

JPMorgan Chase Bank, National  
Association  
Attention: Lease Administration,  
MC: OH1-0241  
1111 Polaris Parkway,  
Columbus, Ohio 43240-2050

Shubert Development Partners, LLC, a Colorado limited liability company ("**Grantor**"), of 100 St. Paul Street, Suite 300, Denver, Colorado 80206, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto JPMorgan Chase Bank, National Association, a national banking association ("**Grantee**"), of 1111 Polaris Parkway, Columbus, Ohio 43240, the real estate situated in the County of Cook, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of 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 said premises forever. The Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, successors and assigns, that Grantor 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 Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other. SUBJECT TO: The matters set forth on Exhibit B hereto.

DATED this 30<sup>th</sup> day of September, 2016.

*[Signature Page to Follow]*

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the date first above written.

**GRANTOR:**

**Shubert Development Partners, LLC**, a Colorado limited liability company

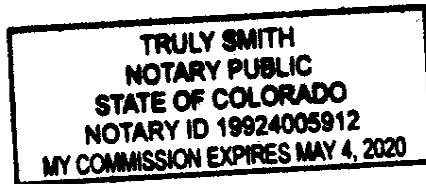
By: Mike Serra  
Name: Mike Serra, III  
Its: Authorized Signatory

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Mike Serra, III, personally known to me to be the Authorized Signatory of Shubert Development Partners, LLC, a Colorado limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 27 day of September, 2016, in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of such company, for the uses and purposes therein set forth.

Truly Smith  
Notary Public  
My Commission Expires: 5/4/16

Mail Tax Bills To:  
ICG  
P.O. Box 810490  
Dallas, TX 75381



# UNOFFICIAL COPY

## EXHIBIT A



### LEGAL DESCRIPTION


THAT PART OF LOTS 16 THROUGH 23, BOTH INCLUSIVE, AND PART OF THE EAST AND WEST 15 FOOT ALLEY NOW VACATED LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH 23, BOTH INCLUSIVE, IN BLOCK 3 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE LYING 108.50 FEET (AS MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KILPATRICK AVENUE, ALSO BEING THE WEST LINE OF SAID LOTS 18 AND 19, ALSO LYING NORTH OF A LINE LYING 81.00 FEET (AS MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST PARKER AVENUE, ALSO BEING THE SOUTH LINE OF SAID LOTS 16, 17 AND 18, IN COOK COUNTY, ILLINOIS.

Part of PIN: 13-27-301-005-0000

New PIN: 13-27-301-013-0000

Common Address: 4645 W. Diversey Ave., Chicago, IL 60639

<b>REAL ESTATE TRANSFER TAX</b>		03-Oct-2016
		1,885.00
COUNTY:		3,770.00
ILL NOIS:		5,655.00
TOTAL:		
13-27-301-005-0000	2016090 662870	0-422-307-648

<b>REAL ESTATE TRANSFER TAX</b>		03-Oct-2016
		28,275.00
CHICAGO:		11,310.00
CTA:		19,585.00 *
TOTAL:		
13-27-301-005-0000	20160901662870	0-422-323-552

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

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and subsequent years which are not yet due and payable.  
Permanent Index Number:  
13-27-301-005-0000 (affects the Land and other property)
2. Environmental Disclosure Document(s) for Transfer of Real Property recorded June 8, 1994 as document no. 94508777.
3. Terms, conditions, provisions and restrictions as contained in a Reciprocal Easement for Ingress, Egress and Parking recorded June 8, 1994 as document no. 94508776. First Amendment to Reciprocal Easement for Ingress, Egress and Parking recorded December 13, 2011 as document no. 1134704016.
4. Terms, conditions, provisions and restrictions as contained in a Declaration of Covenants, Conditions and Restrictions recorded December 13, 2011 as document no. 1134704015.
5. Leaking Underground Storage Tank Environmental Notice recorded January 6, 2014 as document no. 1400619121.
6. Terms, conditions, provisions and restrictions as contained in a Declaration of Easement recorded February 23, 2015 as document no. 1505416032.
7. Terms, provisions and conditions contained in Reciprocal Easement Agreement with Covenants, Conditions and Restrictions made by and between Shubert Development Partners, LLC, a Colorado limited liability company, and JPMorgan Chase Bank, National Association, a national banking association, dated September 30, 2016 and recorded immediately following this Special Warranty Deed.