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Doc#: 1628117043 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2016 10:11 AM Pg: 1 of 5

This instrument was prepared by:

David P. Resnick, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Dec ID 20161001665511
ST/CO Stamp 2-073-958-208 ST Tax \$850.00 CO Tax \$425.00
City Stamp 1-537-087-296

After recording return to:

Michael S. Friman, Esq.
McCormick & Friman LLC
2 North LaSalle Street, Suite 1250
Chicago, Illinois 60602

SPECIAL WARRANTY DEED

This Indenture, made as of the 5th day of October, 2016, between LAFLIN AT (LEWIS) CARROLL LLC, an Illinois limited liability company, having an address of 320 North Laflin Street, Chicago, Illinois 60607 ("Grantor") and TANNERY ROW PROPERTIES, LLC, an Illinois limited liability company, having an address of 914 North Honore Street, Chicago Illinois 60622 ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property")

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

Subject only to the terms and conditions regarding the Alley Vacation (defined below) and those exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that

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Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Grantor and Grantee agree as follows:

a. Grantor and its affiliates shall maintain the sole and exclusive right to cause the vacation of, and take title to (collectively, the "Alley Vacation"), the real property presently comprising the public alley (the "Alley") located immediately to the west of the Property, lying between the Property and the neighboring property owned by Grantor known as 320 North Laflin Street, Chicago, Illinois;

b. Except as otherwise set forth herein, Grantee shall not assert a claim to all or any part of the Alley and disclaims and relinquishes any and all present and future rights to the Alley;

c. If Grantor elects to proceed with the Alley Vacation, and provided that no improvements completed by or on behalf of Grantor within the Alley materially obstruct Grantee's ability to further improve the Property or materially block the view from, or light to, the two (2) glass block windows upon the Property facing the Alley as of August 11, 2016, then (i) Grantor or its affiliates shall pay all costs and expenses of the Alley Vacation, (ii) Grantee shall concur with the Alley Vacation in compliance with all applicable laws and ordinances and (iii) Grantee shall otherwise reasonably cooperate with Grantor in all aspects of the application for, and approval of, the Alley Vacation; and

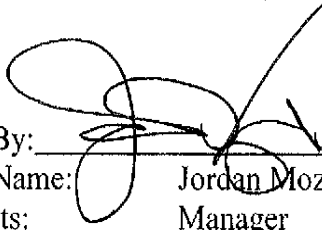
d. The terms and conditions provided in the foregoing subsections (a) through (c) shall bind Grantee and its successors and assigns and shall run with the Property.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

LAFLIN AT (LEWIS) CARROLL LLC

By: 
 Name: Jordan Mozer
 Its: Manager

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, a Notary Public in and for said County and State, do hereby certify that Jordan Mozer, the Manager of Laflin at (Lewis) Carroll LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of October, 2016.



 Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 23 AND 24 IN BLOCK 12 IN UNION PARK SECOND ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1515 West Carroll Avenue, Chicago, Illinois 60607

TAX ID NO.: 17-08-309-004-0000

PLEASE MAIL TAX BILLS TO: Tannery Row Properties, LLC
1515 West Carroll Avenue
Chicago, Illinois 60607

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR 2016 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. ENCROACHMENT OF A ONE STORY BRICK BUILDING LOCATED ON THE LAND, OVER THE WEST AND NORTH LINES OF THE LAND, AS SHOWN ON THE SURVEY PREPARED BY THOMAS A. MOLLOY, LTD., DATED DECEMBER 9, 2013, ORDER NO. 130211, AS FOLLOWS: ENCROACHMENT OVER THE WEST LINE OF THE LAND BY 0.06 TO 0.10 FEET ENCROACHMENT OVER THE NORTH LINE OF THE LAND BY 0.02 FEET.