

# UNOFFICIAL COPY

## Special Warranty Deed



\*1630913032D\*

THIS INSTRUMENT WAS PREPARED BY:  
Robert a. Sternberg,  
Kovitz Shifrin Nesbit  
175 N. Archer Avenue  
Mundelein, IL 60060

Doc# 1630913032 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/04/2016 01:35 PM PG: 1 OF 5

MAIL AFTER RECORDING TO:  
Moshe I. Friedman  
Becker Gurian  
513 Central Ave., Ste. 400  
Highland Park, IL 60035

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 20th day of Sept., 2016, by 4GP LLC, an Illinois limited liability company, having offices at 4111 W. Parker Avenue, Chicago, Illinois, ("Grantor"), to THE FIELDS RETAIL, LLC, an Illinois limited liability company, having offices at 980 N. Michigan Ave., Suite 1280, Chicago, Illinois, 60611 ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all of Grantor's right, title and interest in and to all and singular easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining to the Property; all right, title and interest of Grantor (whether now or hereafter existing) in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Property or any of it; and all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over and under the Property: TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will

*Box 400*

*898770888 1 ALL*



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warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Permanent Real Estate Index Number: 13-27-404-015-0000  
 13-27-404-016-0000  
 13-27-404-020-0000  
 13-27-404-021-0000  
 13-27-404-048-0000  
 13-27-404-051-0000

Address of Real Estate: 2737 N. Karlov, Chicago, IL  
 4054 W. Parker, Chicago, IL  
 4044 W. Parker, Chicago, IL  
 4042 W. Parker, Chicago, IL  
 4050 W. Parker, Chicago, IL  
 4034 W. Parker, Chicago, IL

[SIGNATURE PAGE FOLLOWS]

| REAL ESTATE TRANSFER TAX  |   | 25-Oct-2016      |
|---|---|------------------|
|  |  | COUNTY: 350.00   |
|   |   | ILLINOIS: 700.00 |
|   |   | TOTAL: 1,050.00  |
| 13-27-404-015-0000   20160901661175   1-121-804-096                                 |   |                  |

| REAL ESTATE TRANSFER TAX  |  | 25-Oct-2016       |
|---|--|-------------------|
|  |  | CHICAGO: 5,250.00 |
|   |  | CTA: 2,100.00     |
|   |  | TOTAL: 7,350.00 * |
| 13-27-404-015-0000   20160901661175   1-560-338-240                                 |  |                   |

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

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

**GRANTOR:**

4GP LLC, an Illinois limited liability company

By: Mark V. Puch  
Name: Mark V. Puch  
Its: Manager

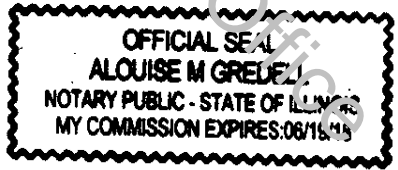
STATE OF IL )  
                              ) )  
COUNTY OF COOK )

I, Alouise M. Gredell, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark V. Puch, a Manager of 4GP LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her 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 20 day of Sept, 2016.

Alouise M Gredell  
Notary Public

My Commission Expires: 6/19/2018



MAIL TAX BILLS TO:  
The Fields Retail, LLC  
Clark Street Real Estate LLC  
980 N. Michigan Avenue, Ste. 1280  
Chicago, IL 60611

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 29, 30, 31, 32, 33, 34, 35, 36, AND 37 IN BLOCK 1 IN T. PARKER'S RESUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 13-27-404-015-0000  
13-27-404-016-0000  
13-27-404-020-0000  
13-27-404-021-0000  
13-27-404-048-0000  
13-27-404-051-0000

Address of Real Estate 2737 N. Karlov, Chicago, IL 60647  
4054 W. Parker, Chicago, IL 60647  
4044 W. Parker, Chicago, IL 60647  
4042 W. Parker, Chicago, IL 60647  
4050 W. Parker, Chicago, IL 60647  
4034 W. Parker, Chicago, IL 60647

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**EXHIBIT B  
PERMITTED EXCEPTIONS  
CONTAINED IN CHICAGO TITLE INSURANCE  
COMMITMENT NO. 15WSA398495NA**

1. Taxes for the years 2016 and subsequent years, a lien, not yet due and payable.  
Permanent Index Number:

13-27-404-015-0000, 13-27-404-016-0000, 13-27-404-020-0000,  
13-27-404-021-0000, 13-27-404-048-0000, 13-27-404-051-0000

2. Encroachment of iron fence located mainly on the land over and onto public property south and adjoining by .2 feet as disclosed by survey by Jacob & Hefner Associates, Inc., dated August 29, 2016, number FO25J04.

3. Encroachment of one-story brick industrial building located on the land over and onto the public way South and adjoining, by 0.12 feet and onto public property west and adjoining by .09 feet, as disclosed by aforesaid survey.