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This document prepared by:



16313130420

MELTZER, PURTILL & STELLE LLC
300 S. Wacker Dr.
Suite 2300
Chicago, Illinois 60606
Attn: Reuben C. Warshawsky

Doc# 1631313042 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2016 01:48 PM PG: 1 OF 5

After recording return to:
Becker Gurian
513 Central Avenue, Suite 400
Highland Park, IL 60035
Attn: Robert Blacher

SPECIAL WARRANTY DEED

THE GRANTOR, 4K DIVERSEY PARTNERS II, LLC, an Illinois limited liability company, with an address at 4000 West Diversey, Chicago, Illinois 60639, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, does hereby REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY to THE FIELDS RETAIL, LLC, an Illinois limited liability company with an address at 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60611, the following described real estate situated in the County of Lake, State of Illinois, to wit:

LOTS 7 TO 28 BOTH INCLUSIVE, LOTS 38 TO 45 BOTH INCLUSIVE, IN BLOCK 1 IN T. PARKERS RESUBDIVISION OF THE NORTH HALF OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4001 ~~W. Diversey Ave.~~ W. Diversey Ave, Chgo Ill 60647-0276 *

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those permitted exceptions described in Exhibit A attached hereto and made a part hereof.

Exempt under the provisions of 35 ILCS 200/31-45(e) and under Ruling #2 Sec.3-3-060(L) of Chapter 16-12 of the Chicago Municipal Code

10/17/16
Date

Duro Par
Grantor

Box 400

89 82639 R [Signature]

LK


PH



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Dated this 17th day of October, 2016.

4K DIVERSEY PARTNERS II, LLC,
an Illinois limited liability company

By: Aaron Paris
Aaron Paris, its Manager

REAL ESTATE TRANSFER TAX		25-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-27-404-010-0000 20161001668655 0-148-70-208		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		25-Oct-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-27-404-010-0000 20161001668655 0-737-238-848		

Pin:

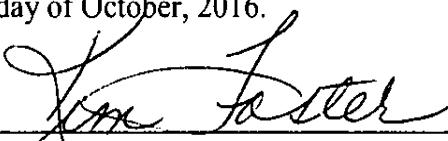
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- 1327404052

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Aaron Paris, Manager of 4K DIVERSEY PARTNERS II, LLC, an Illinois limited liability company, and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 seal this 17th day of October, 2016.



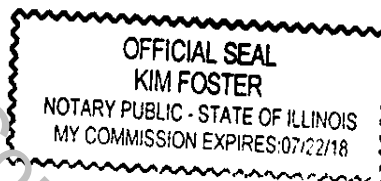
Notary Public

My commission expires:

7-22-18

Mail Tax Bill To:

980 N. Michigan Avenue
Suite 1280
Chicago, Illinois 60611



Property of Cook County Clerk's Office

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EXHIBIT A

[Permitted Exceptions]

1. GENERAL REAL ESTATE TAXES FOR 2015 AND SUBSEQUENT YEARS.
2. TERMS AND CONDITIONS OF THE ILLINOIS EPA NO FURTHER REMEDIATION LETTER RECORDED APRIL 12, 2013 AS DOCUMENT 1310216025

(AFFECTS THE LAND AND OTHER PROPERTY)
3. THE FOLLOWING ITEMS ON THE PLAT OF SURVEY BY JACOB & HEFNER ASSOCIATES, INC., DATED AUGUST 29, 2016, SURVEY NO. F025J.04, AND NOTE THE FOLLOWING:
 - A. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON LOTS 11 TO 28, ONTO PUBLIC PROPERTY NORTH AND ADJOINING BY .2 FEET; ENCROACHMENT OF THE FENCE LOCATED MAINLY ON LOTS 38 TO 45, ONTO PUBLIC PROPERTY SOUTH AND ADJOINING BY .2 FEET.
 - B. ENCROACHMENT OF THE BUILDING LOCATED EAST OF LOT 45, ONTO LAND BY .32 TO .35 FEET.
 - C. ENCROACHMENT OF THE BUILDING LOCATED ON LOTS 29 TO 35, ONTO PUBLIC PROPERTY WEST AND ADJOINING BY .09 TO .14 FEET AND ONTO PUBLIC PROPERTY SOUTH AND ADJOINING BY .08 TO .12 FEET.
4. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A MEMORANDUM OF RESTRICTIVE COVENANT AGREEMENT DATED JUNE 16, 2015 AND RECORDED NOVEMBER 10, 2015 AS DOCUMENT 1531419176, MADE BY AND BETWEEN 4K DIVERSEY PARTNERS, LLC AND 4000 DIVERSEY GROCERY LLC, RELATING TO, AMONG OTHER THINGS, USE.

(AFFECTS THE LAND AND OTHER PROPERTY)
5. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A RESTRICTIVE COVENANT AGREEMENT DATED JANUARY 7, 2016 AND RECORDED JANUARY 11, 2016 AS DOCUMENT 1601134084, MADE BY AND BETWEEN 4K DIVERSEY PARTNERS LLC AND LOCK UP LOGAN SQUARE LLC.


(AFFECTS THE LAND AND OTHER PROPERTY)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 6, 2016

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said affiant.

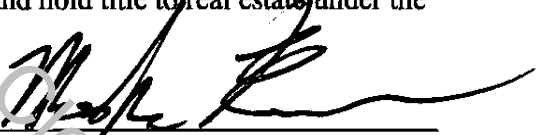
this 6th day of October, 2016

Notary Public 

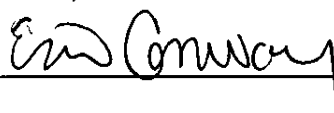


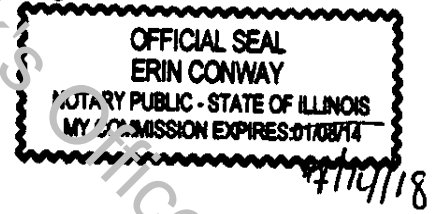
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 6, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said affiant
this 6th day of October, 2016.

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)