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Doc# 1631941187 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2016 04:14 PM PG: 1 OF 6

PREPARED BY:

Michael Greene, Esq.
Diablo Real Estate Group, P.C.
1333 N. California Blvd., Suite 575
Walnut Creek, California 94596

WHEN RECORDED RETURN TO:

After Recording, Return to:
First American Title Insurance Company
Attn: Heather Vree
30 N. LaSalle St, Suite 1700
Chicago, IL 60602

MAIL TAX STATEMENTS TO:

Clarion Partners
230 Park Avenue
12th Floor
New York, NY 10169
Attn: Lauren Holden
No. 807532-7
1 of 1

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT LOJA MIDWEST PORTFOLIO I, LLC, a Delaware limited liability company, whose address is 1333 N. California Blvd., Suite 575, Walnut Creek, California 94596 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN AND SELL** unto **CLPF - KSA GROCERY PORTFOLIO EVANSTON WF, LLC**, a Delaware limited liability company whose address is 230 Park Avenue, 12th Floor, New York, NY 10169 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of

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Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**.

SUBJECT. HOWEVER, to all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Property and the use and improvement thereof; leases, if any; all matters of record; any state of facts which an accurate survey made of the Property as of the date hereof would show; any state of facts which a personal inspection of the Property made as of the date hereof would show; and the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof.

Permanent Index Number(s): For Parcel 1: 11-19-207-030-0000 Vol. 58
For Parcel 2: 11-19-207-031-0000 Vol. 58
For Parcel 3: 11-19-207-032-0000 Vol. 58

Common Address: 1101-1137 Chicago Avenue, Evanston, IL 60202

[Signature Page Follows]

CITY OF EVANSTON 031036

PAID
Real Estate Transfer Tax
City Clerk's Office

14 NOV 2016
AMOUNT \$ 42,750⁰⁰

Agent [Signature]

COUNTY TAX

REVENUE STAMP



NOV. 14. 16

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000027010

FP 103042	04275.00	REAL ESTATE TRANSFER TAX
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STATE OF ILLINOIS

STATE TAX



NOV. 14. 16

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

7016200000 #

REAL ESTATE TRANSFER TAX
08550.00
FP 103037

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[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 3rd day of November, 2016.

LOJA MIDWEST PORTFOLIO I, LLC,
a Delaware limited liability company

By: Loja Real Estate, LLC, a Colorado
limited liability company, its Manager

By: 
Thomas K. Engberg, Chief Executive Officer

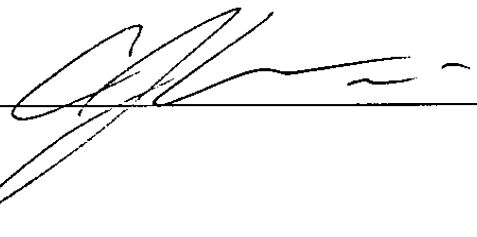
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

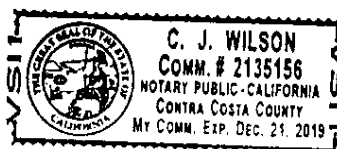
On November 3, 2016 before me, C.J. WILSON, Notary Public, personally appeared THOMAS K. ENGBERG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



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EXHIBIT A

The Property

The land referred to herein is described as follows:

PARCEL 1:

LOT 1 OF LEVY'S PLAT OF CONSOLIDATION OF LOTS 12 TO 15 IN BLOCK 77 IN NORTHWESTERN UNIVERSITY SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 (EAST OF CHICAGO AVENUE) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 15 1/2 ACRES IN THE NORTH EAST CORNER OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PLAT OF CONSOLIDATION OF LOTS 16, 17, 18, 19, 20 AND PART OF LOT 21 IN BLOCK 77 IN NORTHWESTERN UNIVERSITY IN THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO AVENUE (EXCEPT 15 1/2 ACRES IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): For Parcel 1: 11-19-207-030-0000 Vol. 58

For Parcel 2: 11-19-207-031-0000 Vol. 58

For Parcel 3: 11-19-207-032-0000 Vol. 58

Common Address: 1101-1137 Chicago Avenue, Evanston, IL 60202

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EXHIBIT B

Permitted Title Exceptions

1. General real estate taxes for the year(s) 2016 and subsequent years.

The 2016 taxes are not yet ascertainable or payable.

Permanent Index Number: 11-19-207-030-0000 Vol. 58
(Affects Parcel 1)

2. General real estate taxes for the year(s) 2016 and subsequent years.

The 2016 taxes are not yet ascertainable or payable.

Permanent Index Number: 11-19-207-031-0000 Vol. 58
(Affects part of Parcel 2)

3. General real estate taxes for the year(s) 2016 and subsequent years.

The 2016 taxes are not yet ascertainable or payable.

Permanent Index Number: 11-19-207-032-0000 Vol. 58
(Affects remainder of Parcel 2)

4. Information and disclosures contained in Environmental No Further Remediation letter recorded December 03, 2015 as document 1533719143.

Note: The foregoing is provided for informational purposes only, as the document appears of record and includes a description of the land or a part thereof.

5. Conditions and restrictions contained in Deed dated November 19, 1892 and recorded November 25, 1892 as document 1714446 in Book 4195 Page 118 conveying the North 10 feet of Lot 13 aforesaid relating to manufacture and sale of intoxicating liquors and to use of the land and gambling, etc. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. (Affects the North 10 feet of Lot 13 of Parcel 1)

6. Restrictions contained in Deed dated March 22, 1872 and recorded October 28, 1872 as document 64986 relating to manufacture and sale of intoxicating liquors and gambling etc., on Lot 14 aforesaid. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. (Affects all of Lot 14 of Parcel 1)

7. Covenants and restrictions contained in Deed recorded February 25, 1873 as document 85752, that no intoxicating drinks, etc., be manufactured sold and given away upon the

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land nor gambling be carried on nor any house or other place of lewd or immoral practices thereon. Note: Said instrument contains a provision for forfeiture or reversion of title in case of breach of condition. (Affects Lot 16 of Parcel 2)

8. Covenants and restrictions contained in the Deed recorded May 25, 1926 as document 9286132, providing that sale, manufacture or giving away of intoxicating liquors on the land and also prohibiting gambling to be carried on or any house or other place of lewd or immoral practices. (Affects Lot 17 of Parcel 2)
9. Covenants and restrictions contained in the Deed recorded June 7, 1882 as document 500542 and Deed recorded February 24, 1883 as document 4499244, relating to liquor and gambling. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. (Affects Lots 19 and 20 of Parcel 2)
10. Restrictions contained in a Warranty Deed made by Northwestern University to Anna Mersch recorded May 9, 1872 as document 29698 prohibiting the sale or manufacture of liquors upon the land

(Affects Lots 12 and 13, except the North 10 feet, and Lot 15 of Parcel 1)
12. Rights of tenant, as tenant only, under unrecorded lease agreement, which unrecorded lease agreement includes no rights of first refusal or any other purchase options with respect to the insured land, to wit:

Whole Foods

Property of Cook County Clerk's Office