

# UNOFFICIAL COPY

Please return to:


James V. Inendino  
20 S. Clark Street, Suite 300  
Chicago, Illinois 60603

Send subsequent tax bill to:

Peppercorn 1756, LLC  
One N. Wacker Drive  
Suite 4125  
Chicago, Illinois 60612

Prepared by:

Wallace K. Moy  
53 W. Jackson, Suite 1564  
Chicago, Illinois 60604



Doc# 1632219258 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/17/2016 12:00 PM PG: 1 OF 5


16 WMS 500-7606 LFE



## SPECIAL WARRANTY DEED

The Grantor, **1756 LAKE, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at c/o Wallace K. Moy, Esq., 53 West Jackson Boulevard, Chicago, IL 60604 for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby GRANT, REMISE, AND CONVEY to **PEPPERCORN 1756, LLC**, a Delaware **limited liability company** having its principal office at One North Wacker Drive, Suite 4125, Chicago, IL 60606 (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) 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 herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise subject however to the Permitted Exceptions.

10 FZ  
ESTOPA

REAL ESTATE TRANSFER TAX		16-Nov-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		16-Nov-2016
	COUNTY:	1,268.75
	ILLINOIS:	2,537.50
	TOTAL:	3,806.25

17-07-414-014-0000 | 20161001675746 | 0-694-837-440

17-07-414-014-0000 | 20161001675746 | 0-696-213-696

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

JCRDREVIEW 

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Special Warranty Deed  
November 3, 2016  
Page 2 of 2

Dated this 3rd day of November 2016.

**1756 LAKE, LLC, an Illinois limited liability company**

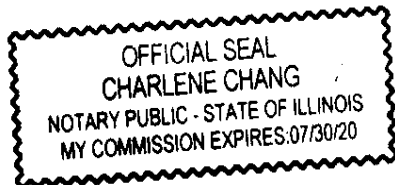
BY:   
**CHE MEI WONG**

**ITS: MEMBER**

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 Che Mei Wong, the member of 1756 Lake, LLC, an Illinois limited liability company, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of November 2016.



  
Notary Public

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## EXHIBIT A TO SPECIAL WARRANTY DEED

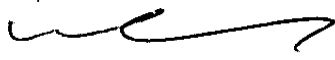
LOTS 37 TO 42 AND THE WEST 1/2 OF LOT 43, (EXCEPT THAT PART TAKEN FOR ALLEY) IN ROBINSON'S SUBDIVISION OF BLOCK 47 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

Commonly Known As: 1756 W. Lake Street, Chicago, Illinois 60612

P.I.N.: 17-07-414-014-0000  
17-07-414-015-0000  
17-07-414-016-0000  
17-07-414-017-0000  
17-07-414-018-0000  
17-07-414-019-0000  
17-07-414-022-0000  
17-07-414-023-0000  
17-07-414-024-0000  
17-07-414-025-0000  
17-07-414-034-0000  
17-07-414-035-0000

EXEMPT UNDER PROVISIONS OF SECTION 3-33-060 PARAGRAPH L OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.

Dated: November 3, 2016

  
\_\_\_\_\_  
Representative

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

- (1) any exception arising out of an act of Purchaser or its representatives, agents, employees or independent contractors;
- (2) zoning and subdivision ordinances and regulations, which are not violated by the existing improvements and their current use as of June 12, 2015;
- (3) the rights of Chicago Wholesale Florist Inc., an Illinois corporation ("CWF") pursuant to that certain Commercial Real Estate Lease dated as of December 21, 2012 (the "CWF Lease");
- (4) that matter referred to as Special Exception R-21 in Chicago Title Insurance Commitment No. 1401-008961663;
- (5) general real estate taxes for 2015 and subsequent years; and
- (6) to all matters as disclosed in the Survey by United Survey Services, LLC, dated November 18, 2014, Number 2014-21403, a updated as of October 31, 2016.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

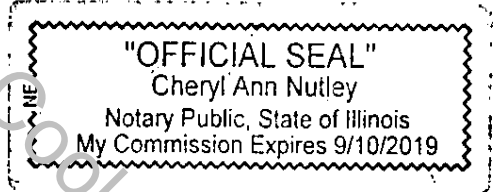
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 11/15, 16 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_

[Signature]  
Notary Public



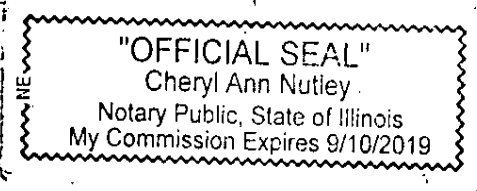
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 11/15, 16 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_

[Signature]  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]