

# UNOFFICIAL COPY

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Doc# 1634119054 Fee \$44.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/06/2016 12:23 PM PG: 1 OF 4

8978667-1 Tms (4 of 8)

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **2100 SOUTHPORT LLC**, an Illinois limited liability company having its principal office at 1341 W. Fullerton, Suite 272, Chicago, Illinois ("Grantor") for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does GRANT, BARGAIN AND SELL to **ALLOY PROPERTY COMPANY, LLC**, a Delaware limited liability company, having its principal office at 888 Seventh Avenue, 11<sup>th</sup> Floor, New York, New York 10019 ("Grantee"), its successors and assigns the land situated in the County of Cook and the State of Illinois described on Exhibit A attached hereto and made a part hereof (the "Land") together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to such Land (all of the foregoing being hereinafter collectively called the "Property").

THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: the exceptions to title listed on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise subject however to the Permitted Exceptions.

IN WITNESS WHEREOF GRANTOR has caused its name to be signed this 30 day of November, 2016.

[Signature page follows]

Exempt under provisions of Paragraph L Sec. 200.1-2 (B-6) or Paragraph L Sec. 200.1-4 (B) of the Chicago Transaction Tax Ordinance.

Date Buyer, Seller or Representative

[SEE DOCUMENT NO. 1634119053 FOR TRANSFER STAMPS]

Handwritten initials and number 4



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## EXHIBIT A

### Legal Description

PARCEL 25:

LOTS 3 TO 10 AND LOT 40 IN BLOCK 3 IN W. F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

14-32-123-029-0000

14-32-123-032-0000

14-32-123-033-0000

14-32-123-034-0000

14-32-123-035-0000

Property Address: 1414 W. Dickens Avenue and 2100-2122 N. Southport Avenue, Chicago, IL 60614

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## EXHIBIT B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2016, A LIEN NOT YET DUE AND PAYABLE.
2. MATTERS SHOWN ON THAT CERTAIN SURVEY NUMBER 2015-21309-001 PREPARED BY GREMLEY & BIEDERMANN DATED AUGUST 4, 2015, AND LAST REVISED OCTOBER 24, 2016.

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