UNOFFICIAL COPY

This document prepared by:

Ross Green, Esq. DLA Piper LLP (US) 203 N. LaSalle Street, Suite 1900 Chicago, IL 60601



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

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, 11th 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 10: 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 <u>30</u> day of November, 2016.

[Signature page follows]

Exempt under provisions of Paragraph L Sec. 200.1-2 (Br6) or Paragraph L

Sec. 200.1-4 (B) of the Cylicago Transaction Tax Ordinarce.

Date

Buyer, Seller or Representative

1634119053

FOR TRANSFER STAMPS

[SEE DOCUMENT NO.

EAST\136655156.1



1634119054 Page: 2 of 4

UNOFFICIAL COPY

GRANTOR:

2100 SOUTHPORT LLC, an Illinois limited liability company

By: ___

e: Jøseph E. Cur

Its: Manager

STATE OF ILLINOIS

) ss.

COUNTY OF COOK

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Joseph E. Curci, the authorized signatory of 2100 Southport LLC, an Illinois limited liability company who is personally known to the to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 of first seal, this day of November, 2016.

Commission expires: 9/10/17

"OFFICIAL SEAL"
ADAM LONG

Notary Public, State of Illinois
My Commission Expires 09/10/2017

Notary Public

After recording return to:

Alloy Property Company, LLC 888 Seventh Avenue, 11th Floor New York, New York 10019

Attn: Legal Department

Send Tax bills to: c/o Hudson Americas, L.P., 2711 N. Haskell Avenue, Suite 1800 Dallas, Texas 75204

Attn: Legal Department

1634119054 Page: 3 of 4

UNOFFICIAL COPY

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

1634119054 Page: 4 of 4

UNOFFICIAL COPY

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.

Proberty of Coot County Clert's Office