

# UNOFFICIAL COPY

Prepared by

Jack Edelbrock  
Mayer Brown LLP  
71 South Wacker Drive  
Chicago, IL 60606

and upon  
recording return to:

The Gauthier Law Group, LLC  
126 North Jefferson Street, Suite 230  
Milwaukee, WI 53202  
Attn: Janice L. Gauthier, Esq.



Doc# 1702319041 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2017 10:45 AM PG: 1 OF 6

59A2715 AEM 146

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20<sup>th</sup> day of January, 2017, between 1522 W. HUBBARD LLC, an Illinois limited liability company, whose address is c/o Daniel V. Holman, 1110 30<sup>th</sup> Street, Vero Beach, Florida 32960, (the "Grantor"), and Peppercorn Armour, LLC, an Illinois limited liability company, whose address is c/o Peppercorn Capital, LLC, One North Wacker Drive, #4125, Chicago, Illinois 60606 ("Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

### WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as "the Real Property") in Cook County, Illinois, more particularly described in Exhibit "A", attached hereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 the Grantor, either in law or in equity, of, in and to the Real Property, with the hereditaments and the appurtenances,

Send subsequent tax bills to:  
Peppercorn Armour, LLC  
c/o Peppercorn Capital, LLC  
One North Wacker Drive, Suite 4125  
Chicago, IL 60606  
Attn: Philip F. Denny

EXEMPT UNDER PROVISIONS OF PARAGRAPH L OF  
CHICAGO REAL PROPERTY TRANSFER TAX, SECTION  
3-33-060 (L) OF THE CHICAGO MUNICIPAL CODE

Jan 20, 2017

Date

BUYER, SELLER OR REPRESENTATIVE

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TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.


AND Grantor hereby covenants with Grantee: (1) that Grantor has good right and lawful authority to sell and convey the Real Property; (2) that Grantor hereby warrants and will defend the title to the Real Property against the lawful claims of all persons claiming by through or under Grantor, but none other; and (3) that the Real Property is free of all encumbrances created by Grantor except the Permitted Encumbrances listed on Exhibit "B" attached hereto, and provided, however, reference thereto shall not serve to reimpose same.



This Property is subject to an Agreement and Covenant Not to Sue between Greenfield Partners, Ltd., or its assignees or successors in interest, and the United States Environmental Protection Agency. A certified copy of this Agreement is on file with the Cook County Recorder's Office, State of Illinois.

**THE INTEREST CONVEYED HEREBY IS SUBJECT TO AND GRANTOR SPECIFICALLY RESERVES THE ENVIRONMENTAL COVENANT EXECUTED UNDER THE UNIFORM ENVIRONMENTAL COVENANTS ACT (UECA) AT 765 ILCS CH. 122 RECORDED IN THE OFFICIAL PROPERTY RECORDS OF COOK COUNTY, ILLINOIS ON OCTOBER 5, 2009 AS DOCUMENT NO. 0927834095, IN FAVOR OF AND ENFORCEABLE BY ADJUSTABLE CLAMP COMPANY, AS A UECA HOLDER, GRANTOR AS A UECA HOLDER AND BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AS A UECA AGENCY.**

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

**[signature and notary appear on following page]**

REAL ESTATE TRANSFER TAX		23-Jan-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-08-130-014-0000   20170101602516   1-030-266-048		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Jan-2017
	COUNTY:	4,063.50
	ILLINOIS:	8,127.00
	TOTAL:	12,190.50
17-08-130-014-0000   20170101602516   0-057-187-520		

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1522 W. HUBBARD LLC,  
an Illinois limited liability company

By: *[Signature]*  
Name: Daniel V. Holman  
Title: Manager

STATE OF Florida )  
                                  ) SS.  
COUNTY OF Indian River

This instrument was signed and acknowledged before me on Jan 7, 2017  
by Daniel V. Holman.

*[Signature]* (SEAL)  
Notary Public  
CYNTHIA M RYAN  
Notary Public - State of Florida  
Commission # FF 232857  
My Comm. Expires Aug 31, 2019

Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

THE WEST 68 FEET OF LOTS 16 AND 17 (EXCEPT THOSE PARTS OF SAID LOTS CONVEYED TO CITY OF CHICAGO BY DOCUMENT NO. 10604807) IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 18 (EXCEPT THE WEST 17 FEET THEREOF) AND LOTS 19, 20, AND 21 IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

ALL OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 18 (EXCEPT THE WEST 17 FEET THEREOF) AND NORTH OF AND ADJOINING LOTS 19 TO 32 INCLUSIVE IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THE EASTERLY 101 FEET OF LOTS 16 AND 17 AND THE WEST 1/2 OF THE ADJOINING VACATED ALLEY IN WILLIAM WALLER'S SUBDIVISION OF BLOCK 16 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 5:

LOTS 33 AND 34 AND THE EAST 1/2 OF THE ADJOINING VACATED ALLEY IN WILLIAM WALLER'S SUBDIVISION OF BLOCK 16 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6:

THAT PART OF LOTS 16 AND 17 LYING WEST OF THE WEST LINE OF THE EAST 101 FEET OF SAID LOTS AND LYING EAST OF THE EAST LINE OF THE WEST 68 FEET IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOTS 22 TO 32 INCLUSIVE IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 17-08-130-014-0000; 17-08-130-015-0000; 17-08-130-016-0000; 17-08-130-017-0000; 17-08-130-018-0000; 17-08-130-019-0000; 17-08-130-020-0000; 17-08-130-021-0000; 17-08-130-022-0000; 17-08-130-023-0000; 17-08-130-024-0000; 17-08-130-025-0000; 17-08-130-026-0000; 17-08-130-027-0000; 17-08-130-028-0000

Address:

454 N. Armour Street, Chicago Illinois a/k/a 1522 W. Hubbard Street, Chicago, Illinois

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## EXHIBIT B

### Permitted Encumbrances

1. General taxes for the year 2016 and subsequent years.
2. Covenants and restrictions contained in the deed from James L. Waller and Nannie R. Waller, his wife, to Nils Arneson, dated February 18, 1884, and recorded in the office of the Cook County Recorder of Deeds on March 10, 1884, as Document 529893.
3. Covenants and restrictions contained in the deed from William Walter and Louise H. Waller, his wife, to Nils Arneson, dated February 18, 1884, and recorded March 10, 1884, in the office of the Cook County Recorder of Deeds as Document 529894.
4. Restrictive Covenant Agreement recorded in the office of the Cook County Recorder of Deeds on October 16, 1997, as Document No. 97766958.
5. Agreement and Covenant Not to Sue between Greenfield Partners, Ltd. ("Greenfield"), or its assignees or successors in interest, and the United States Environmental Protection Agency recorded in the office of the Cook County Recorder of Deeds on March 13, 1998, as Document No. 98202114 (the "ACNS").
6. Assignment of the ACNS from Greenfield to Adjustable Clamp Company ("Adjustable") dated July 17, 1997, and recorded in the office of the Cook County Recorder of Deeds on March 13, 1998, as Document No. 98202115.
7. Environmental Covenant dated September 1, 2009, recorded in the office of the Cook County Recorder of Deeds on October 5, 2009, as Document No. 0927834095.
8. Assignment of the ACNS from Adjustable to 1522 W. Hubbard LLC dated September 1, 2009, and recorded in the Office of the Cook County Recorder of Deeds on March 8, 2010, as Document No. 1006734091.