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Doc# 1703145089 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2017 03:04 PM PG: 1 OF 5

PREPARED BY:)
Taft Stettinius & Hollister LLP)
111 East Wacker Drive, Suite 2800)
Chicago, Illinois 60601)
Attn: John C. McDonnell, Esq.)

AND AFTER RECORDING)
RETURN TO:)
Kelley, Kelley & Kelley)
1535 West Schaumburg Road)
Schaumburg, Illinois 60194)
Attn: Matthew X. Kelley, Esq.)

(This space reserved for recording date)

SPECIAL WARRANTY DEED

Blue Island and Wood, LLC, an Illinois limited liability company ("Grantor"), whose mailing address is 15700 West 103rd Street, Lemont, Illinois 60439, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by SMGG 23, L.L.C., an Illinois limited liability company ("Grantee"), whose mailing address is 2232 South Blue Island Avenue, Chicago, Illinois 60608, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof together with all appurtenances thereto and all improvements situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever. Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

REAL ESTATE TRANSFER TAX

31-Jan-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-30-210-062-0000 | 20170101606118 | 0-735-968-448

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

REAL ESTATE TRANSFER TAX

31-Jan-2017



COUNTY: 400.00
ILLINOIS: 800.00
TOTAL: 1,200.00

17-30-210-062-0000 | 20170101606118 | 0-562-887-872

CCRD REVIEWER

1073
826805
NCS
First American Title Order #

5

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Dated this 30th day of January, 2017.

GRANTOR:

BLUE ISLAND AND WOOD, LLC, an Illinois limited liability company

By: **URBAN INVESTMENT RESEARCH CORPORATION**, an Illinois corporation

Its: **Manager**

By: 

Name: **S. Bismarck Brackett, President**

Mail tax bills to:

SMGG 23, L.L.C.
2232 South Blue Island Avenue
Chicago, Illinois 60608

Property of Cook County Clerk's Office

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STATE OF Illinois)
)
COUNTY OF DuPage) SS

I, the undersigned, a Notary Public in and for the County of DuPage, in the State of Illinois, DO HEREBY CERTIFY that Bismarck Backett personally known to me to be the President of the Manager of Blue Island and Wood LLC, an Illinois limited liability company, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she signed and delivered the foregoing instrument as his/her free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of January, 2017.



Maria Chappell
Notary Public

Commission Expires: 3/29/2020

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY CHICAGO BURLINGTON QUINCY RAILROAD COMPANY) RIGHT-OF-WAY, SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 65.0 FOOT WIDE PAULINA STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 100.0 FOOT WIDE BLUE ISLAND AVENUE OF THE CITY OF CHICAGO, ACCORDING TO THE PLAT RECORDED THEREOF, THENCE NORTH 63 DEGREES 52 MINUTES, 10 SECONDS EAST, ALONG THE SAID SOUTHERLY LINE OF BLUE ISLAND AVENUE, A DISTANCE OF 497.00 FEET; THENCE SOUTH 26 DEGREES, 07 MINUTES, 50 SECONDS EAST, A DISTANCE OF 35.20 FEET, TO A POINT 16 FEET NORTHWESTERLY OF SAID RAILROAD COMPANY'S LEAD TRACK CENTERLINE AS NOW LOCATED AND CONSTRUCTED; THENCE SOUTH 49 DEGREES, 58 MINUTES, 08 SECONDS WEST, A DISTANCE OF 147.10 FEET; THENCE SOUTH 54 DEGREES, 35 MINUTES, 56 SECONDS WEST, A DISTANCE OF 148.17 FEET; THENCE SOUTH 61 DEGREES, 18 MINUTES, 42 SECONDS WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 44 DEGREES 12 MINUTES, 40 SECONDS WEST, A DISTANCE OF 23.03 FEET; THENCE SOUTH 56 DEGREES, 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 106.45 FEET; THENCE SOUTH 78 DEGREES, 34 MINUTES, 54 SECONDS WEST A DISTANCE OF 53.14 FEET, TO A POINT ON THE SAID EASTERLY LINE OF PAULINA STREET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY LINE OF PAULINA STREET, A DISTANCE OF 84.45 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2243 SOUTH BLUE ISLAND AVENUE, CHICAGO, IL 60608

PERMANENT INDEX NUMBER: 17-30-210-062-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2016 and subsequent years.
2. Ordinance Establishing Enterprise Zone 1 in the City of Chicago recorded April 28, 2016 as Document 1611910117, and the terms and provisions contained therein.
3. Reservation contained in deed from Burlington Northern Railroad Company, a Delaware corporation, to Harvey Lumber Company, a corporation of Illinois, dated May 14, 1993 and recorded on May 28, 1993 as document number 93405459, all of the coal, oil, gas and all ores and minerals of every kind and nature, including sand and gravel, underlying the surface of the premises therein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises therein conveyed, together with right of access at all times to exercise said rights.
4. Survey prepared by Professionals Associated Survey, Inc., dated October 17, 2006, under Job No. 06-76268, shows the following:

Encroachment of the chain link fence located mainly on the land, onto the property North, South, and East and adjoining by varying amounts.
5. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
6. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
7. Rights of way for railroads, switch tracks or spur tracks, if any and right of the railroad company to the use, operation, maintenance and repair of same.