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Doc#. 1703446001 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 02/03/2017 08:34 AM Pg: 1 of 3

Dec ID 20170101606420

ST/CO Stamp 0-212-942-016 ST Tax \$5,350.00 CO Tax \$2,675.00

City Stamp 0-658-480-320 City Tax: \$56,175.00

THIS DEED WAS PREPARED BY: Matthew Brotschul Brotschul Potts LLC 30 N. LaSalle, Unit 1402 Chicago, Illinois 60602

AFTER RECORDING RETURN TO: Jo-Ann M. Marzullo, Esq. Posternak Blankstein & Lund LLP Suite 3200 800 Boylston Street Boston, MA 6219?

4002690011

GIT

SPECIAL WARRANTY DEED

S. DEARBORN DEVELOPMENT A'SS OCIATES, LLC, an Illinois limited liability company, having an address of 2032 N. Dayton St, Chiengo, IL ("Grantor"), to JAV 1600 LLC, an Illinois limited liability company, having an address of 2032 N. Dayton St, Chiengo, IL ("Grantor"), to JAV 1600 LLC, an Illinois limited liability company, having an address of 29-05 120th Street, Flushing, NY 11354 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRAN F, FARGAIN AND SELL unto Grantee, and to its successors and assigns FOREVER, all of that centain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Propert")

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Real Property and will defend the same against the lawful claims of all persons craming by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

[Signatures on Following Page]

	REAL ESTATE T	RANSFER T	AX	01-Feb-2017		REAL ESTATE TRANS	FER TAX CHICAGO:	40,125.00	
al common per sec			COUNTY: ILLINOIS: TOTAL:	2,675.00 5,350.00 8,025.00	•		CTA: TOTAL:	16,050.00 56,175.00 * 0-658-480-320	
2202962	17-21-401-001-0000 2017		20170101606420	0-212-942-016	•	17-21-401-001-0000 * Total does not include	e any applicable penalty or interest due		

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

GRANTOR:

1600 S. DEARBORN DEVELOPMENT ASSOCIATES, LLC, an

Illinois limited liability company

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By:R	43. V		.00,		,

Its: Manager

By:

Name: Its: Dav'd Smith

Manager

ACKNOWLEDGEMENT

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, *David Smith*, the authorized signatory of **1600 S. Dearborn Development Associates**, **LLC**, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing in strument as his free and voluntary act and the free and voluntary act of the Company for the purposes set first herein.

Given under my hand and notarial seal this 24 day of January, 2017

Notary Public

My commission expires on July 200, 2017

KELLY THAMES
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 30, 2017

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EXHIBIT A

PARCEL 1: LOT 1 AND LOT 2 AND THE NORTH 26.41 FEET OF LOT 3 IN BLOCK 2 OF CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS

LOTS 1 AND 2 IN BLOCK 2 OF CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORT!!, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1. AND 2 AND THE NORTH 1.15 FEET OF LOTS 3 AND 4 IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 IN SAID BLOCK 2 OF CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOV NSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL BEING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS I OCUMENT NO. 1226316063 FOR INGRESS, EGRESS AND PARKING, ALL IN COOK COUNTY, ILLINOIS.

CKA: 1600 S. Dearborn Street, Chicago, Illinois 60616 Diff Clark's Office

PINs: 17-21-401-001-0000

17-21-401-019-0000

When recorded return to And all future tax bills shall be sent to:

Roundy's Supermarkets, Inc. 875 East Wisconsin Avenue Milwaukee, WI 53202-5402 Attn: Daniel P. Farrell (MS-3300)