

UNOFFICIAL COPY

Doc#: 1703446001 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2017 08:34 AM Pg: 1 of 3

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

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

AFTER RECORDING RETURN TO:
Jo-Ann M. Marzullo, Esq.
Posternak Blankstein & Lund LLP
Suite 3200
800 Boylston Street
Boston, MA 02199

40026949 1/1

GIT



SPECIAL WARRANTY DEED


THIS SPECIAL WARRANTY DEED, made effective as of January 27, 2017 from **1600 S. DEARBORN DEVELOPMENT ASSOCIATES, LLC**, an Illinois limited liability company, having an address of 2032 N. Dayton St, Chicago, 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 **GRANT, PURCHASE AND SELL** unto Grantee, and to its successors and assigns **FOREVER**, all of that certain 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 Property").

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 claiming 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 TRANSFER TAX		01-Feb-2017	
	COUNTY:	2,675.00	
	ILLINOIS:	5,350.00	
	TOTAL:	8,025.00	
17-21-401-001-0000	20170101606420	0-212-942-016	

REAL ESTATE TRANSFER TAX		01-Feb-2017	
	CHICAGO:	40,125.00	
	CTA:	16,050.00	
	TOTAL:	56,175.00 *	
17-21-401-001-0000	20170101606420	0-658-480-320	

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

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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 NORTH, 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, TOWNSHIP 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 DOCUMENT NO. 1226316063 FOR INGRESS, EGRESS AND PARKING, ALL IN COOK COUNTY, ILLINOIS.

CKA: 1600 S. Dearborn Street, Chicago, Illinois 60616

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)