

# UNOFFICIAL COPY

Special Warranty Deed  
ILLINOIS



Doc# 1706144061 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2017 03:52 PM PG: 1 OF 4

Above Space for:

2 of 5  
1600035838

THIS AGREEMENT between Lily Pond LLC C Series, an Illinois Limited Liability Company, party of the first part, and CSRE Olympia LLC, an Illinois Limited Liability Company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description rider attached as page 3 hereto)


Together with all improvements located thereon and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments, improvements, and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part CSRE Olympia LLC, an Illinois Limited Liability Company its successors and assigns forever.



And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-27-402-046-0000, 13-27-225-031-0000, 13-27-225-032-0000, 13-27-225-033-0000, 13-27-225-034-0000, 13-27-225-035-0000, 13-27-225-036-0000, 13-27-225-037-0000, 13-27-225-038-0000

Address(es) of Real Estate: 4249 W. Diversey Ave. & 4306-4314 W. Diversey Ave. Chicago, IL 60639

REAL ESTATE TRANSFER TAX		03-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		03-Mar-2017
	COUNTY:	1,300.00
	ILLINOIS:	2,600.00
	TOTAL:	3,900.00

13-27-402-046-0000 | 20170201608867 | 1-228-944-064

13-27-402-046-0000 | 20170201608867 | 1-066-922-688

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

CCRD REVIEW

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The date of this deed of conveyance is February 24, 2017.

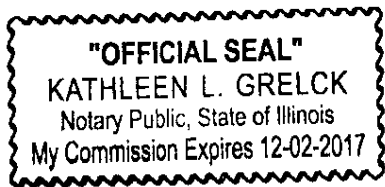
IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC C Series  
an Illinois Limited Liability Company

  
By: Elka Nelson, Real Estate Counsel


State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Lily Pond LLC C Series, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



Given under my hand and official seal, 2-17, 2017

(Impress Seal Here)  
(My Commission Expires 12-2-17)

  
Notary Public

This instrument was prepared by: Elka Nelson Lily Pond LLC C Series 180 North LaSalle Suite 300 Chicago, Illinois 60601	Send subsequent tax bills to: CSRE Olympia LLC c/o Clark Street Real Estate LLC 980 N Michigan Avenue, Suite 1280 Chicago, IL 60611	Recorder-mail recorded document to: Becker Gurian 513 Central Avenue, Suite 400 Highland Park, IL 60035 Attention: Robert Blacher
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LEGAL DESCRIPTION RIDER

For the premises commonly known as 4249 W. Diversey Ave., and 4306-4314 W. Diversey Ave., Chicago, IL 60639

Legal Description:

See attached

**COOK COUNTY  
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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## Parcel 1:

That part of Lots 14, 20, and 21, taken together as a single tract of land, in Owner's Division of Healy Industrial District comprising certain tracts of land in the Southeast 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded in the Recorder's Office of said Cook County on July 25, 1925 as Document 8986164, described as follows:

Beginning at the Northwest corner of Lot 21; thence South 0 degrees 20 minutes 44 seconds East on the West line of said Lots 14, 20, and 21, also being the East line of North Kildare Avenue, a distance of 239.09 feet to the Southwest corner of Lot 14; thence South 90 degrees East on the South line of said Lot 14, a distance of 247.90 feet to a point of curve; thence Easterly on the Southerly line of said Lot 14, being a curved line to the right and having a radius of 366.26 feet, a distance of 98.11 feet to the Northeast corner of a brick building, the chord of said curved line being 97.81 feet, having a bearing of South 82 degrees 19 minutes 52 seconds East; thence South 83 degrees 00 minutes 36 seconds East, a distance of 74.62 feet to a point on the Northerly line of said Lot 14, said point being 116.77 feet Westerly of and at right angles to the straight portion of the Easterly line of said Lot 21; thence North 20 degrees 08 minutes 51 seconds West parallel to the said Easterly line of Lot 21, a distance of 146.16 feet to a point on a line 124.0 feet South of and parallel to the North line of said Lot 21; thence North 89 degrees 59 minutes 59 seconds West, a distance of 114.76 feet to a point on a line 254.50 feet East of and parallel to the West line of said Lot 21; thence North 0 degrees 20 minutes 44 seconds West on the last described line, a distance of 124.00 feet to the North line of said Lot 21; thence North 89 degrees 59 minutes 59 seconds West, a distance of 254.50 feet to the point of beginning.

## Parcel 1A:

Easement for the benefit of Parcel 1 for ingress and egress as created by Document recorded December 30, 1926 as Document 9508465, as amended by Document recorded May 23, 1945 as Document 13514049, over the following described property:

A strip of land 14 feet 9 inches wide, lying East of and adjoining the North 116 feet of that part of Lot 21, described in Parcel 1.

## Parcel 2:

Lots 16, 17, 18, 19, 20, 21, 22, and 23 in Block 3 in J. E. White's Subdivision of that part of the South 1/2 of the South 1/2 of the Northeast 1/4, lying West of the Chicago, Milwaukee, and St. Paul Railroad, of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois