

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



\*1708644078D\*

Doc# 1708644078 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2017 02:55 PM PG: 1 OF 7

THE GRANTOR(S) Chicago Marketplace, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to NEA Chicago Marketplace, LLC, a Delaware limited liability company, with a business address of 2600 W. 35th St., Chicago, Illinois 60632, all right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN(s): 17-30-208-018-0000

Common Property Address: 2455 S. Damen Ave., Chicago, IL 60632

TO HAVE AND TO HOLD said premises forever, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The said Grantor(s) will only warrant and defend the right and title to the above described property unto the said Grantee(s), its successors and assigns, against the claims of those persons claiming by, through or under Grantor(s), but not otherwise.

Dated this 21<sup>st</sup> day of FEBRUARY 2017

Chicago Marketplace, LLC, an Illinois limited liability company

By: Damen Manager, Inc., an Illinois corporation, Its Manager

By: \_\_\_\_\_  
Name: Roben Espinoza  
Title: President

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STATE OF ILLINOIS,  
COUNTY OF COOK


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ruben Espinoza, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 21<sup>st</sup> day of FEBRUARY 2017

Juan Hernandez (Notary Public)





**Prepared by:**  
David Richardson  
Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		27-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-30-208-018-0000 | 20170301625790 | 1-111-583-424

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

**Mail To:**  
NEA Chicago Marketplace, LLC  
c/o Chicago Marketplace Holdings, LLC  
2600 W. 35th St.  
Chicago, IL 60632

REAL ESTATE TRANSFER TAX		28-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-30-208-018-0000 | 20170301625790 | 1-514-613-952

**Name and Address of Taxpayer:**  
NEA Chicago Marketplace, LLC  
c/o Chicago Marketplace Holdings, LLC  
2600 W. 35th St.  
Chicago, IL 60632

Exempt under provisions of subparagraph (e), Illinois real estate transfer tax law.

Signature

Date

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## EXHIBIT

### Legal Description:

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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## EXHIBIT

### LEGAL DESCRIPTION

As to Parcels:

17-30-208-018-0000 (Vol 601)

The following tract of land situate in the City of Chicago, the County of Cook, and the State of Illinois, being more particularly described as follows:

Parcel 1:

Those lots and parts of Lots 32 through 36, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the river, of Section 30, Township 29 North, Range 14 East of the Third Principal Meridian, all taken as a tract described as follows:

BEGINNING at a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof,

THENCE North 00 degrees 01 minute 08 seconds West, along the West line of said Lots 32 through 36, (being also the easterly line of South Damen Avenue), a distance of 440.00 feet to a line 35.00 feet South from and parallel with the North line of said Lot 36,

THENCE South 89 degrees 55 minutes 44 seconds East along said parallel line and the easterly extension thereof, a distance of 268.11 feet, to a line 268.11 feet East from and parallel with said West line of Lots 32 through 36,

THENCE South 00 degrees 01 minute 08 seconds East along said parallel line, a distance of 440.21 feet to a line drawn from a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West 15.00 feet of Lot 7 in said Block 13, said point being 24.72 feet North of the South line of said Lot 7,

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THENCE North 89 degrees 53 minutes 04 seconds West, along the last described line, a distance of 268.11 feet to the point of BEGINNING, in Cook County, Illinois.

## Parcel 2:

Those parts of Lots 3 through 7, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the River, of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract, described as follows:

BEGINNING at the intersection of the South line of the North 35.00 feet of said Lot 3 with the East line of the West 15.00 feet of Lots 3 through 7,

THENCE South 00 degrees 00 minutes 00 seconds East along said East line of the West 15.00 feet of Lots 3 through 7, a distance of 440.28 feet to a line drawn from a point on the West line of Lot 32 in Block 13, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West, 15.00 feet of said Lot 7, said point being 24.72 feet North of the South line of said Lot 7,

THENCE North 89 degrees 53 minutes 04 seconds West along the last described line, a distance of 90.53 feet to a line 268.11 feet East from and parallel with the West line of Lots 32 through 36 in said Block 13,

THENCE North 00 degrees 01 minute 08 seconds West along said parallel line, a distance of 440.21 feet to the westerly extension of the South line of the North 35.00 feet of said Lot 3,

THENCE South 89 degrees 55 minutes 44 seconds East along the last described line, a distance of 90.67 feet to the point of BEGINNING, in Cook County, Illinois.

## Parcel 3:

Together with terms and provisions of that Declaration of Easements for Ingress, Egress, and Access dated June 30, 2010 and recorded August 10, 2010 as Document No. 1022256015, as amended by

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Amendment to Declaration of Easements for Ingress, Egress and Access dated August 24, 2012 and recorded September 6, 2012 as Document No. 1225039096 with Cook County Recorder of Deeds, Illinois.

Parcel 4:

Together with terms and provisions of that Declaration of Easement for Ingress, Egress and Access and for Maintenance of Stormwater Facilities dated August 24, 2012 and recorded September 6, 2012 as Document No. 1225039097 with Cook County Recorder of Deeds, Illinois.

Parcel 5:

Together with terms and conditions of a Lease Agreement by and between Damen, Inc., as Landlord, and Marketplace of Chicago, LLC, as Tenant, as evidenced by a Memorandum of Parking Lot Lease, dated June 30, 2010 and recorded August 30, 2010 as Document No. 1022256014. Said lease was assigned and amended by Assignment and Amendment of Lease by and between 26th & Damen, Inc., an Illinois corporation, Marketplace of Chicago, LLC and Illinois limited liability company and Chicago Marketplace, LLC, an Illinois limited liability company dated August 28, 2012, unrecorded agreement.

Note: For informational purposes only, the land is known as: 2455 South Damen Avenue, Chicago, IL

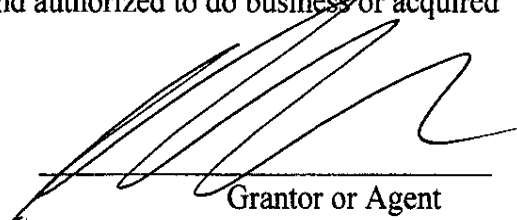
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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquired title to real estate under the laws of the State of Illinois.

Dated: March 14, 2017

Signature:

  
Grantor or Agent

Subscribed and sworn to before me

By the said

This 14 day of March, 2017

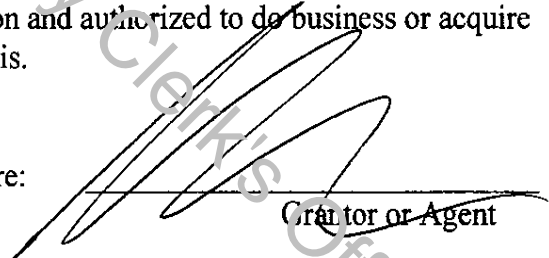
Notary Public Juan C Hernandez



The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 14, 2017

Signature:

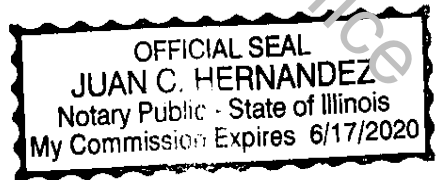
  
Grantor or Agent

Subscribed and sworn to before me by the

Said

This 14 day of March, 2017

Notary Public Juan C Hernandez



NOTE: Any person who knowingly submit a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook Country, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)