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After Recording Mail to:

Richard Dubin, Esquire
Dubin Singer PC
123 North Wacker Drive, Suite 1600
Chicago, Illinois 60606

8983726
NH
1 of 5



Doc# 1710445030 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/14/2017 11:34 AM PG: 1 OF 6

RECEIVER'S SPECIAL WARRANTY DEED

THE GRANTOR, Steven S. Spinelli, not individually or personally, but solely as Court Appointed Receiver in Case No. 12-CH-32524 pending in the Circuit Court of Cook County, Illinois, County Department, Chancery Division ("Grantor"), in consideration of the sum of THREE MILLION FIVE HUNDRED THOUSAND and 00/100 (\$3,500,000.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Receiver and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the 18TH STREET CHICAGO ILLINOIS LLC, an Illinois limited liability company ("Grantee"), having an address of 123 North Wacker Drive, Suite 1600, Chicago, Illinois 60606, in fee simple, the following described real estate together with improvements, if any, situated in the County of Cook and State of Illinois (the "Real Estate"), to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: general real estate taxes for the second installment of 2016 and subsequent years, not yet due and payable; covenants, conditions, and restrictions of record; public and utility easements, acts done or suffered through Grantee; and those certain other exceptions as set forth in Exhibit "B" attached hereto and incorporated herein by reference.

The execution of this deed by the above referenced Receiver is intended not as personal undertaking and agreement by the Receiver with the intention of binding said Receiver personally, but is made and intended for the purpose of binding only the Real Estate to be conveyed herein. This deed is executed and delivered by the Receiver, not in his own right, but solely in the exercise of the powers conferred upon Steven S. Spinelli as the Court Appointed Receiver and no personal liability is assumed by nor shall at any time be ascertainable or enforceable against the Receiver on account of this Receiver's Special Warranty Deed or on account of any representation, covenant, undertaking, or agreement of the said Receiver in this deed contained, either expressed or implied, and all such personal liability, if any, is hereby expressly waived by the Grantee herein and by all persons claiming by, through, or under said Grantee. Recourse, if any, shall be permitted only against the Real Estate conveyed.

Property Index Numbers: 17-21-436-040-0000; 17-21-436-042-0000; 17-21-436-051-0000


Street Address: 231 W. 18th Street, Chicago, Illinois 60616 (a/k/a 1805 Melody Court);
1818 S. Wentworth Avenue, Chicago, Illinois 60616

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Dated this 15th day of March, 2017.

GRANTOR:

Steven S. Spinell, not individually or personally, but solely as Court Appointed Receiver in Case No. 12-CH-32524 pending in the Circuit Court of Cook County, Illinois, County Department, Chancery Division

By: 
 Name: Steven S. Spinell
 Title: Court Appointed Receiver

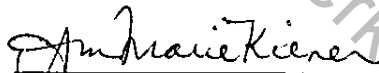
STATE OF ILLINOIS)

COUNTY OF Cook)



I, the undersigned, a notary public in and for the county and state above, do hereby certify that Steven S. Spinell, not individually or personally, but solely as Court Appointed Receiver in Case No. 12-CH-32524 pending in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument, as his free and voluntary act, not personally but solely in his capacity as Court Appointed Receiver, for the uses and purposes stated above.

Given under my hand and official seal, this 15th day of March, 2017.





 Notary Public

Prepared By: Alex W. Norlander, Esquire
 Schenk Annes Tepper Campbell Ltd.
 311 South Wacker Drive, Suite 2500
 Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		31-Mar-2017
	COUNTY:	1,750.00
	ILLINOIS:	3,500.00
	TOTAL:	5,250.00
17-21-436-040-0000 20170301625423 0-633-141-952		

Send Subsequent Tax bills to:

18th Street Chicago Illinois LLC
 123 North Wacker Drive, Suite 1600
 Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		31-Mar-2017
	CHICAGO:	26,250.00
	CTA:	10,500.00
	TOTAL:	36,750.00
17-21-436-040-0000 20170301625423 1-343-183-552		

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

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EXHIBIT "A"

PARCEL 1A:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3 OVER, UNDER AND ACROSS PARTS OF LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057 AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 0631739043.

PARCEL 2:

LOT 38 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 40 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

THAT PART OF LOT 25 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 70.41 FEET TO THE NORTHEAST CORNER OF LOT 40 IN SAID SANTE FE GARDEN PHASE V SUBDIVISION, AFORESAID, (THE EAST LINE OF SAID LOT BEING THE WEST LINE OF S. WENTWORTH AVENUE) THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 40 AND ALONG SAID NORTH LINE EXTENDED A DISTANCE OF 165.61 FEET; THENCE SOUTH 53 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 164.25 FEET TO A POINT ON A NORTHEASTERLY LINE OF THE LAND SUBMITTED TO THE CONDOMINIUM ACT FOR SANTE FE GARDEN PARKING CONDOMINIUM BY THIRD ADDITION ON AMENDMENT RECORDED FEBRUARY 9, 2010 AS DOCUMENT 1004044031; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 36 DEGREES 26 MINUTES 24 SECONDS WEST, 60 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 25 AFORESAID; THENCE NORTH 53 DEGREES 33 MINUTES 36 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 25, A DISTANCE OF 58.50 FEET TO A POINT ON THE SOUTH

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LINE OF LOT 38 IN SAID SANTE FE GARDEN PHASE V (SAID PINT BEING 26.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 38); THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 26.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE NORTH 00 DEGREES 08 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 38 AND ALONG SAID EAST LINE EXTENDED, A DISTANCE OF 84.33 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 25; THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 260.0 FEET TO THE POINT OF BEGINNING (THE NORTH LINE OF SAID LOT ALSO BEING THE SOUTH LINE OF W. 18TH STREET, ALL IN COOK COUNTY, ILLINOIS;

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1818 S. Wentworth Avenue, Chicago, Illinois 60616

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EXHIBIT "B"

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED DATED DECEMBER 4, 1990 AND RECORDED JANUARY 16, 1991 AS DOCUMENT NUMBER 91025983 MADE BY ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, TO CATELLUS DEVELOPMENT CORPORATION, AND IN DEED DATED FEBRUARY 22, 1991 RECORDED MARCH 8, 1991 AS DOCUMENT 91106280, FROM SF PACIFIC PROPERTIES, INC., TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1987 AND KNOWN AS TRUST NUMBER 67060, RELATING TO "SUBSURFACE IMPROVEMENTS" AS DEFINED THEREIN, LANDSCAPING AND STRUCTURES AND IMPROVEMENTS TO BE LOCATED ON THE LAND SUBJECT TO THE TERMS AND PROVISIONS CONTAINED THEREIN. APPENDIX 2 OF SAID DEED COVENANTS AND RESTRICTIONS SPECIFICALLY PROHIBITS THE FOLLOWING:
 - (A) GRANTEE SHALL NOT MAKE ANY EXCAVATIONS INTO OR THROUGH THE CLAY BARRIER EXCEPT FOR THE PURPOSE OF INSTALLING, ERECTING, PLACING, ASSEMBLING OR ALTERING A SUBSURFACE IMPROVEMENT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE III OF SAID DEED COVENANTS AND RESTRICTIONS:
 - (B)] GRANTEE SHALL NOT USE THE GROUND WATER UNDER THE LAND FOR ANY PURPOSE WHATSOEVER.
2. COVENANT RECORDED MARCH 24, 2003 AS DOCUMENT 0030397431 IN FAVOR OF THE CITY OF CHICAGO THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATION AND THE HOMEOWNERS OF THE RESIDENTIAL UNITS TO BE CONSTRUCTED ON THE LAND.
3. DECLARATION OF COVENANTS OF SEWER MAINTENANCE RECORDED FEBRUARY 10, 2006 AS DOCUMENT 0604103073 PROVIDING FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL SEWER LINES AND FACILITIES LOCATED ON THE LAND AND OTHER PROPERTY.
4. EASEMENT IN FAVOR OF PEOPLES ENERGY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 0609710074 AND CERTIFICATE OF CORRECTIONS, RECORDED AS DOCUMENT 0631739044.
5. TERMS, PROVISIONS AND CONDITIONS OF THE DECLARATION OF EASEMENT, RECORDED OCTOBER 20, 2006 AS DOCUMENT 0630331057 AND AMENDED AS DOCUMENT 0631739043, CREATING A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS LOTS 2, 13, 14, 25, 36 AND 39 FOR THE BENEFIT OF LOT 1, 3 THROUGH 12, 15 THROUGH 24, 26 THROUGH 35, 37, 38 AND 40.
6. A 30 FOOT CHICAGO DEPARTMENT WATER MANAGEMENT ACCESS EASEMENT ALONG THE NORTH LINE AS DISCLOSED BY PLAT, RECORDED AS DOCUMENT 0609710074 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 0631739044.

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7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 1A CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
8. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. -
9. ENCROACHMENT OF THE CONCRETE LOCATED MAINLY ON THE PROPERTY EAST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.12 FEET TO 0.15 FEET , AS SHOWN ON PLAT OF SURVEY NUMBER 070790 PREPARED BY CERTIFIED SURVEY, INC. DATED JANUARY 30, 2017.
10. ENCROACHMENT OF THE EVES AND GUTTERS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SURROUNDING AND ADJOINING BY 1.40 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 070789 PREPARED BY CERTIFIED SURVEY, INC. DATED JANUARY 30, 2017.
11. ENCROACHMENT OF THE IRON CAGE AROUND AND INCLUDING AC UNITS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED DISTANCE, AS SHOWN ON PLAT OF SURVEY NUMBER 070789 PREPARED BY CERTIFIED SURVEY, INC. DATED JANUARY 30, 2017.
12. EASEMENT FOR THE BENEFIT OF THE CHICAGO TRANSIT AUTHORITY AS DISCLOSED BY THE PLAT, RECORDED 0609710074 AND CERTIFICATE OF CORRECTIONS, RECORDED AS DOCUMENT NUMBER 0631739044.
13. CONSTRUCTION EASEMENT FOR THE BENEFIT OF THE CTA AS DESCRIBED IN THE ORDER VESTING TITLE RECORDED DECEMBER 28, 2005 AS DOCUMENT NUMBER 0536218023.
14. ENCROACHMENT OF THE PARKING STALLS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHEASTERLY AND ADJOINING BY AN UNDISCLOSED DISTANCE, AS SHOWN ON PLAT OF SURVEY NUMBER 170120 PREPARED BY CERTIFIED SURVEY, INC. DATED FERUARY 24, 2017.