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17163040290

Doc# 1716304029 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2017 10:05 AM PG: 1 OF 5

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

8984202 ①/4
Tchib

Kedzie Plaza I, L.L.C., an Illinois limited liability company ("Grantor"), of the Village of Northbrook, in the County of Cook and State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and SPECIALLY WARRANTS to TCB-Kedzie, LLC, an Illinois liability company ("Grantee"), c/o Newport Capital Partners, 350 North LaSalle Street, Suite 700, Chicago, IL 60654, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Together with 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: TO HAVE AND TO HOLD the Real Estate, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself and its successors, does covenant, promise, and agree to warrant and defend title to the Real Estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor and none other, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

DATED as of this 30th day of May, 2017.

Kedzie Plaza I, L.L.C.

By: David Israel
David Israel, Manager

Box 400

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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 David Israel, Manager of Kedzie Plaza I, L.L.C., an Illinois limited liability company, personally known to me to be the same person who subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of May, 2017.



Kathy Henson

Notary Public

My commission expires: 2/5/19

REAL ESTATE TRANSFER TAX		31-May-2017
COUNTY:		4,325.00
ILLINOIS:		8,650.00
TOTAL:		12,975.00
19-11-201-031-0000 20170501661119 1-159-096-768		

REAL ESTATE TRANSFER TAX		31-May-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00
19-11-201-031-0000 20170501661119 0-085-354-944		

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

EMBRAY UNDER PROVISIONS OF PARAGRAPH 200.1-2 (4-3) OF THE CHICAGO TRANSACTION TAX ENACTMENT OF THE CHICAGO TRANSACTION TAX ENACTMENT

4/1/17 DATE

[Signature]

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EXHIBIT "A"

Parcel 1:

The South 410 feet (except the North 60 feet thereof) of the North 853 feet of the West 472 feet of the East 505 feet of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, except that part described as follows:

That part of Blocks 1 and 16 in James H. Ree's Subdivision of the Northeast Quarter of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the South line of the North 853.0 feet of Section 11 with the West line of the East 33.0 feet of Section 11; thence North 00 degrees 00 minutes 00 seconds East along the West line of the East 33.0 feet aforesaid 100.0 feet to the point of beginning; thence North 89 degrees 48 minutes 00 seconds West 85.0 feet to the West line of the East 118.0 feet of Section 11 aforesaid; thence North 00 degrees 00 minutes 00 seconds East along the last described line 100.0 feet to the North line of the South 200.0 feet of the North 853.0 feet of Section 11 aforesaid; thence South 89 degrees 48 minutes 00 seconds East along the last described line 85.0 feet to the West line of the East 33.0 feet of Section 11 aforesaid; thence South 00 degrees 00 minutes 00 seconds West along the last described line 100.0 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Non-exclusive, perpetual, and reciprocal easement for the benefit of Parcel 1 for reasonable access, ingress and egress for the use of all paved driveways and walkways as created by Declaration of Easements, Covenants, Conditions and Restrictions dated April 6, 1995, and recorded April 11, 1995, as document number 95241207, within the following described land:

That part of Blocks 1 and 16 in James H. Ree's Subdivision of the Northeast Quarter of Section 11 Township, 38 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the South line of the North 853.0 feet of Section 11 with the West line of the East 33.0 feet of Section 11; thence North 00 degrees 00 minutes 00 seconds East along the West line of the East 33.0 feet aforesaid 100.0 feet to the point of beginning; thence North 89 degrees 48 minutes 00 seconds West 85.0 feet to the West line of the East 118.0 feet of Section 11 aforesaid; thence North 00 degrees 00 minutes 00 seconds East along the last described line 100.0 feet to the North line of the South 200.0 feet of the North 853.0 feet of Section 11 aforesaid; thence South 89 degrees 48 minutes 00 seconds East along the last described line 85.0 feet to the West line of the East 33.0 feet of Section 11 aforesaid; thence South 00 degrees 00 minutes 00 seconds West along the last described line 100.0 feet to the point of beginning, in Cook County, Illinois.

Address: ~~4812~~ **4756-4770** South Kedzie Avenue
Chicago, IL 60632

PIN: 19-11-201-031-0000
19-11-201-032-0000
19-11-201-057-0000
19-11-201-058-0000

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EXHIBIT "B"

SUBJECT TO:

1. Taxes for 2016 and subsequent years.
2. Lease made by Kedzie Plaza, L.L.C. to FP Stores, Inc. dated February 12, 2016, a Memorandum of which was recorded March 15, 2016, as document number 1607529027, demising the land for a term of years, and all rights thereunder of, and all acts done or suffered thereunder by, the lessee or by any party claiming by, through, or under the lessee.
Subordination recorded March 15, 2016, as document 1607529028.
3. Declaration of Easements, Covenants, Conditions and Restrictions dated April 6, 1995, and recorded April 11, 1995, as document number 95241207.
4. (a) Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating the easement.
(b) Rights of the adjoining owner or owners to the concurrent use of the easement.
5. Encroachment of the parking spaces over the premises north of and adjoining as shown on the Plat of Survey dated April 28, 2017, prepared by Manhard Consulting, Ltd.
6. Easement in favor of Commonwealth Edison Company recorded as document 87309148.
7. Easement recorded as document 87290205 and rerecorded as document 87297782 in favor of The Peoples Gas, Light and Coke Company.
8. Existing leases.
9. Matters disclosed by Plat of Survey dated April 28, 2017, prepared by Manhard Consulting, Ltd.

This instrument was prepared by:

Philip Wong
209 South LaSalle Street, Suite 700
Chicago, IL 60604

Mail Recorded Deed To:
Steven D. Friedland
Applegate & Thorne-Thomsen, P.C.
440 South LaSalle Street, Suite 1900
Chicago, IL 60605

Mail Tax Bills To:
TCB-Kedzie, LLC
c/o Newport Capital Partners
350 North LaSalle Street, Suite 700
Chicago, IL 60654

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

WILLIAM Touhid

, being duly sworn on oath, states that

resides at

10 S. LaSalle St - Chgo, IL 60607

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Will Touhid

SUBSCRIBED and SWORN to before me

this 31st day of MAY, 2017.

Notary Public

