

# UNOFFICIAL COPY

THIS INSTRUMENT  
PREPARED BY:

Susan J. Lee, Esq.  
Dykema Gossett PLLC  
10 South Wacker Drive  
Suite 2300  
Chicago, Illinois 60606

AFTER RECORDING,  
RETURN TO:

Daniel G. Lauer, Esq.  
1424 West Division St  
Chicago, Illinois 60642-3603

8985088

EPENNETTI

3 of 3

Doc#: 1719508195 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2017 01:24 PM Pg: 1 of 7

Dec ID 20170601682218  
ST/CO Stamp 1-783-788-992 ST Tax \$7,800.00 CO Tax \$3,900.00  
City Stamp 0-551-184-064

*This space reserved for Recorder's use only*

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as this 12<sup>th</sup> day of July, 2017, by **THE CERMAK-MORGAN LLC**, an Illinois limited liability company ("Grantor"), created and existing under and by virtue of the laws of the State of Illinois, and **PUIG HOLDING COMPANY**, an Illinois corporation, **NIDIA PUIG, AS TRUSTEE OF THE LUIS PUIG SR. MARITAL TRUST DATED JANUARY 24, 2014**, **NIDIA PUIG, AS TRUSTEE OF THE LUIS PUIG SR ILLINOIS STP/QTIP TRUST DATED JANUARY 24, 2014**, and **NIDIA PUIG, AS TRUSTEE OF THE LUIS PUIG RESIDUARY TRUST DATED JANUARY 24, 2014** (collectively, "Grantee"), with offices at 1420 North Elston Avenue, Chicago, Illinois 60642, WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A 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, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto and made a part hereof, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

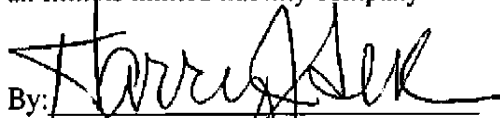
And the Grantor does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the

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IN WITNESS WHEREOF, **THE CERMAK-MORGAN LLC** has caused its name to be signed to these presents, the day and year first above written.

**GRANTOR:**

**THE CERMAK-MORGAN LLC,**  
an Illinois limited liability company

By: 

Name: Harry J. Seigle  
Title: Managing Member

STATE OF ILLINOIS                    )  
  ) SS  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harry J. Seigle, the Managing Member of **THE CERMAK-MORGAN LLC**, an Illinois limited liability company, 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 acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 11th day of July, 2017.

IMPRESS NOTARY SEAL

  
Notary Public

My commission expires \_\_\_\_\_



MAIL SUBSEQUENT TAX BILLS TO:

Puig Holding Company  
1420 North Elston Avenue  
Chicago, Illinois 60642  
Attn: Alex Puig

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same, by through, or under Grantor, but against no other person, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: See Exhibit A attached hereto and incorporated herein by this reference.

Address of Real Estate: 977 West Cermak Road, Chicago, Illinois

**SIGNATURE PAGES FOLLOW**

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 40 THROUGH 44 INCLUSIVE AND 60 THROUGH 72 INCLUSIVE IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOGETHER WITH A PORTION OF SOUTH MORGAN STREET AND SOUTH LUMBER STREET VACATED BY ORDINANCE PASSED JANUARY 30, 1899, AND A PORTION OF JOY'S CANAL (NOW FILLED) IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CERMAK ROAD WITH THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS ASSUMED), ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 280.55 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 08 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 190.55 FEET TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL AND THE EAST LINE OF SAID LOTS 61 THROUGH 70; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE A DISTANCE OF 759.92 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFOREMENTIONED; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.31 FEET TO THE NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS IMPROVED; THENCE SOUTH 82 DEGREES 12 MINUTES 29 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 39.85 FEET TO AN ANGLE POINT; THENCE SOUTH 82 DEGREES 56 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 113.65 FEET TO AN ANGLE POINT; THENCE SOUTH 87 DEGREES 45 MINUTES 18 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 232.69 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 506.65 FEET, TO A POINT ON THE NORTH LINE OF LOT 72 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 88 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AFORESAID AND ITS EASTERLY EXTENSION A DISTANCE OF 111.37 FEET, TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 69 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 01 DEGREE 34 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE OF SOUTH MORGAN STREET, A DISTANCE OF 900.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Exhibit A

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## PARCEL 2:

THAT PART OF LOTS 59 THROUGH 70, INCLUSIVE, TOGETHER WITH A PORTION OF JOY'S CANAL (NOW FILLED) IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 59, IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, THE NORTH LINE OF LOT 59 BEING HERE THE SOUTH LINE OF WEST CERMAK ROAD, SAID POINT BEING A DISTANCE OF 12.00 FEET WEST OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) SPUR TRACK CENTERLINE AS LOCATED AND CONSTRUCTED IN JULY, 1998, SAID POINT BEING ALSO 200.00 FEET, MORE OR LESS, WEST OF THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SOUTH PEORIA STREET WITH SAID SOUTH LINE OF WEST CERMAK ROAD AS MEASURED ALONG SAID SOUTH LINE, SAID POINT OF COMMENCEMENT BEING ALSO 616.23 FEET EAST OF THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, AND RUNNING; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST (THE BASIS OF BEARINGS BEING ASSUMED) ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 258.78 FEET TO A POINT OF CURVE, SAID POINT OF CURVE BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTHWESTWARDLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING A POINT ON A LINE PERPENDICULAR TO SAID SOUTH LINE OF WEST CERMAK ROAD; THENCE SOUTH 01 DEGREE 35 MINUTES 53 SECONDS EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 156.65 FEET TO A POINT ON A LINE 181.65 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WEST CERMAK ROAD; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 11 DEGREES 08 MINUTES 14 SECONDS WEST, A DISTANCE OF 112.15 FEET TO A POINT, SAID POINT BEING 291.04 FEET SOUTH OF SAID SOUTH LINE OF WEST CERMAK ROAD AND IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFORESAID; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE 30.00 EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED), A DISTANCE OF 756.65 FEET TO A POINT ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 85 DEGREES 21 MINUTES 04 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 30.00 TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL (NOW FILLED) AND THE EAST LINE OF SAID LOTS 62 THROUGH 70; THENCE NORTH 01 DEGREE 38 MINUTES 56 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 759.92 FEET; THENCE NORTH 08 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 190.55 FEET; THENCE NORTH 01 DEGREE 35 MINUTES 53 SECONDS A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF WEST CERMAK ROAD; THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE OF CERMAK ROAD, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 977 WEST CERMAK ROAD, CHICAGO, ILLINOIS 60608

PERMANENT INDEX NUMBERS: 17-29-200-029-0000 AND 17-29-200-039-0000

Exhibit A

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, THE MUNICIPALITY AND THE PUBLIC IN AND TO SO MUCH OF THE LAND, IF ANY, AS MAY HAVE BEEN FORMED BY MEANS OTHER THAN NATURAL ACCRETIONS OR MAY BE COVERED BY THE WATERS OF THE SOUTH BRANCH OF THE CHICAGO RIVER.
2. RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE THE SOUTH BRANCH OF THE CHICAGO RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER.
3. RIGHT OF WAY MADE BY GEORGE ARMOUR TO CITY OF CHICAGO FOR SEWER AS CONTAINED IN WARRANTY DEED RECORDED APRIL 24, 1879 AS DOCUMENT 219251 AND RECORDED MAY 6, 1879 AS DOCUMENT 220952. (AFFECTS LOT 41)
4. A RAILROAD EASEMENT IN FAVOR OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE RAILROAD PURPOSE AS CONTAINED IN QUIT CLAIM DEED RECORDED MAY 27, 1997 AS DOCUMENT 97373688, TO CONSTRUCT, MAINTAIN, REPAIR, RENEW, USE, OPERATE OVER, REPLACE OR REMOVE RAILROAD TRACKS, DRAINAGE FACILITY AND APPURTENANCES THERE' TO IN, ALONG OVER UPON AND ACROSS THE PORTION ,OF THE LAND AS SHOWN ON 'EXHIBIT A,' AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS LOT 60)
5. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JULY 11, 2001 AS DOCUMENT 0010611089. (AFFECTS PART OF THE LAND FALLING WITHIN LOT 63 AND ALSO FALLING WITHIN THE EAST 9 FEET OF LOTS 61 THRU 70, AND THE EAST 9 FEET OF LOT 44)
6. EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE ACCESS EASEMENT AGREEMENT BY AND BETWEEN THE CERMAK-MORGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND MDC CHICAGO, LLC, A KANSAS LIMITED LIABILITY COMPANY, RECORDED DECEMBER 17, 2004 AS DOCUMENT 0435239085. AMENDMENT OF ACCESS AGREEMENT AND PARTIAL RELEASE OF AGREEMENTS RECORDED AUGUST 14, 2006 AS DOCUMENT 0622612073.
7. EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT BY AND BETWEEN TH CERMAK-MORGAN LLC, AN

Exhibit B-1



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ILLINOIS LIMITED LIABILITY COMPANY AND MDC CHICAGO, LLC, A KANSAS LIMITED LIABILITY COMPANY, RECORDED APRIL 8, 2005 AS DOCUMENT 0509818128. AMENDMENT OF ACCESS AGREEMENT AND PARTIAL RELEASE OF AGREEMENTS RECORDED AUGUST 14, 2006 AS DOCUMENT 0622612073.

8. EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT BY AND BETWEEN THE CERMAK-MORGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND KDC-CERMAK INVESTMENTS, LP, A DELAWARE LIMITED PARTNERSHIP, RECORDED JULY 21, 2006 AS DOCUMENT 0620212087.
9. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY.
10. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY AND ADJOINING BY AN UNDISCLOSED AMOUNT AND THE PROPERTY NORTH AND ADJOINING LOT 72 BY APPROXIMATELY 1.00 FEET AND ONTO THE PROPERTY NORTH AND ADJOINING LOT 70 BY APPROXIMATELY 0.31 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-24083-001 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED JUNE 20, 2017 AND LAST REVISED JUNE 28, 2017.
11. EXISTING UNRECORDED LEASE IN FAVOR OF MEADE, INC. DATED MARCH 3, 2014 AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE.

Exhibit B-2