

UNOFFICIAL COPY


THIS DOCUMENT PREPARED BY:

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AFTER RECORDING RETURN TO:

Boris Maslovsky, Esq.
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8983629 KLD


1719806147D

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AFFIDAVIT FEE: 52.00

SAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2017 02:50 PM PG: 1 OF 7

ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

OHD HOLDINGS, INC., an Illinois corporation (formerly known as Storage Signs, Inc.) ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **ORLEANS STORAGE LLC**, a Delaware limited liability company ("**Grantee**"), having an address c/o HAN Enterprises, Attn: Nikita Turik, 7300 N. Cicero Avenue, Suite 201, Lincolnwood, Illinois 60712, the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon as of the date hereof and all rights, privileges, appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "**Real Property**").

This conveyance is made by Grantor subject to the matters set forth in **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights, hereditaments and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, for itself and its successors does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said Real Property hereby granted is, or may be, in any matter encumbered or charged, except as herein recited; and that Grantor warrants to Grantee, its successors and assigns, that it will warrant and forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

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THIS TRANSACTION IS EXEMPT UNDER 35 ILCS 200/31-45(e)

Dated: July 17, 2017

Grantor or Agent: Michael B. Viner, Agent

IN WITNESS WHEREOF, Grantor executed this Deed as of this 14th day of July, 2017.

GRANTOR:

OHD HOLDINGS, INC., an Illinois corporation

By: Owen Deutsch
Owen Deutsch, President

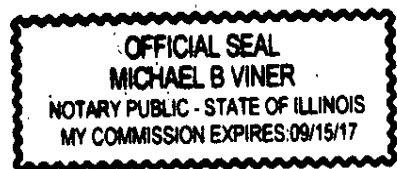
Property of Cook County Clerk's Office

STATE OF ILLINOIS §
COUNTY OF COOK §

On July 13, 2017, before me, the undersigned, a notary public in and for said State, personally appeared Owen Deutsch, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as the President of OHD HOLDINGS, INC.

Michael B. Viner, Notary Public

My Commission Expires: 9/15/17



Send future tax bills to:

Orleans Storage LLC
c/o HAN Capital, LLC
Attn: Nikita Turik
7300 N. Cicero Avenue, Suite 201
Lincolnwood, Illinois 60712

REAL ESTATE TRANSFER TAX		14-Jul-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00

17-04-200-096-1001 | 20170701688908 | 0-797-953-472

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

REAL ESTATE TRANSFER TAX		14-Jul-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-04-200-096-1001 | 20170701688908 | 1-518-349-760

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EXHIBIT A

Legal Description

UNIT C1 IN PARC ORLEANS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PARCEL 1: THE NORTH 58 FEET OF LOTS 2 AND 3, TAKEN AS A TRACT, (EXCEPT THE WEST 5.0 FEET OF LOT 3) AND ALSO (EXCEPT THE EAST 25.74 FEET OF THE NORTH 46.0 FEET OF LOT 2) IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 46 FEET OF LOT 4, AND THE WEST 5.0 FEET OF THE NORTH 46 FEET OF LOT 3, TAKEN AS A TRACT, IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 3: LOTS 5, 8, 9 AND THE WEST 29.64 FEET OF LOT 12 (EXCEPT ELEVATED RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF LOT 12, 41 FEET WEST OF THE WEST LINE OF NORTH MARKET STREET (NOW ORLEANS STREET) THENCE WEST 61.2 FEET; THENCE NORTH 22 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING) IN OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO THAT PORTION OF LOTS 2 AND 3 (EXCEPT THE WEST 5.00 FEET OF SAID LOT 3) LYING SOUTH OF THE NORTH 58.0 FEET THEREOF, AND THAT PORTION OF LOT 4 AND THE WEST 5.00 FEET OF LOT 3, LYING SOUTH OF THE NORTH 46.0 FEET THEREOF, ALL IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST ALL OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 4: THE EAST 25.74 FEET OF THE NORTH 46.0 FEET OF LOT 2 IN THE SUBDIVISION OF THE CONTINUED ON NEXT PAGE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030085584, AS

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AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-04-200-096-1001

COMMONLY KNOWN AS: UNIT C1, 1546 N. ORLEANS ST., CHICAGO, ILLINOIS 60610

Property of COOK COUNTY RECORDER OF DEEDS
COOK COUNTY RECORDER OF DEEDS
COOK COUNTY RECORDER OF DEEDS
COOK County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 17, 2003 AS DOCUMENT NO. 0030085584, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

2. TERMS, PROVISIONS AND CONDITIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS MADE BY PARC ORLEANS PARTNERS RECORDED SEPTEMBER 27, 2000 AS DOCUMENT 00757022.

3. GRANT OF EASEMENT DATED NOVEMBER 30, 1970 AND RECORDED DECEMBER 3, 1970 AS DOCUMENT 21333465 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 25, 1968, AND KNOWN AS TRUST NUMBER 38691 RELATING TO AN EASEMENT FOR AN AUXILIARY WATER LINE.

(AFFECTS THE UNDERLYING PROPERTY AND THE COMMON ELEMENTS)

4. MEMORANDUM OF BUILDING AND ROOFTOP LICENSE AGREEMENT RECORDED NOVEMBER 20, 2011 AS DOCUMENT NUMBER 1133403004. (AFFECTS UNDERLYING PROPERTY AND COMMON ELEMENTS AND OTHER PROPERTY, FOR FURTHER PARTICULARS SEE RECORD)

5. EASEMENT IN FAVOR OF COMCAST OF CHICAGO, INC., 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 GRANT RECORDED/FILED AS DOCUMENT NO. 1300922080. (AFFECTS COMMON ELEMENTS) (FOR FURTHER PARTICULARS SEE RECORD)

6. REAL ESTATE TAXES FOR 2017 AND SUBSEQUENT YEARS.

7. ACTS DONE OR SUFFERED BY GRANTEE.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: July 13, 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

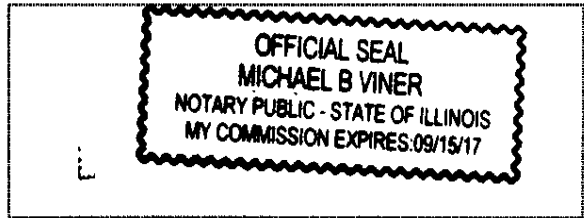
Subscribed and sworn to before me, Name of Notary Public: Michael B Viner

By the said (Name of Grantor): John Dentech

On this date of: July 13, 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: _____, 20____

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

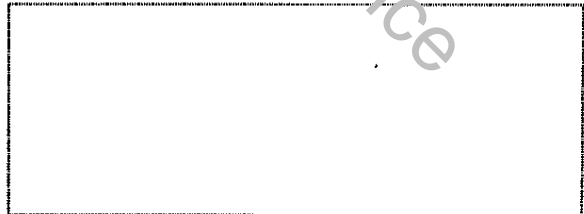
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits 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 County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: _____, 20

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____, 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: July 12, 2017

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

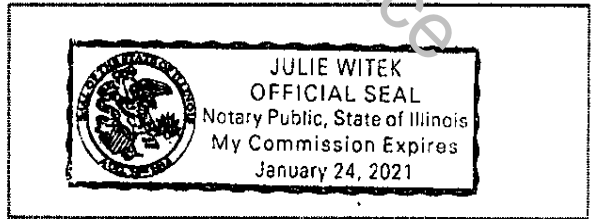
By the said (Name of Grantee): Nikita Turk

On this date of: July 12, 20

NOTARY SIGNATURE: Julie Witek

Julie Witek

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits 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 County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**