

UNOFFICIAL COPY

This instrument prepared by:

Michael S. Kurtzon, Esq.
DYKEMA GOSSETT PLLC
10 S. Wacker Dr., Suite 2300
Chicago, IL 60606

T. Gregory Mieczynski, Esq.
Huck Bouma, P.C.
1755 S. Naperville Road, Suite 200
Wheaton, IL 60189

Send subsequent tax bills to:

1325 State Street, LLC
67 E. Algonquin Road
South Barrington, IL 60010

Mail To
Freedom Title Corporation
2220 Hicks Rd. Ste 200
Rolling Meadows IL 60008
6716815 1/1



Doc# 1722149030 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2017 09:41 AM PG: 1 OF 6

For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective as of this 1st day of August, 2017 by 1325 S. STATE LLC, an Illinois limited liability company, having an address of 1319 S. State Street, Suite E, Chicago, IL 60605 ("Grantor"), to and in favor of 1325 STATE STREET, LLC, an Illinois limited liability company ("Grantee"), having an address of 67 E. Algonquin Road, South Barrington IL 60010.

WITNESSETH, that said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by said Grantee, the receipt and adequacy of which is hereby acknowledged, GRANTS, BARGAINS, AND SELLS unto Grantee that certain real estate situated in the County of Cook and State of Illinois as more particularly described on Exhibit A attached hereto and by this reference made a part hereof ("Property"), subject to: (i) 2017 real estate taxes not yet due and payable; and (ii) the permitted exceptions identified on Exhibit B, attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of said Grantee forever. Grantor hereby covenanting that said Grantor and its successors and assigns shall and will WARRANT AND DEFEND the title to the Property unto said Grantee and to the successors and assigns of said Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general real estate taxes and special taxes for the calendar year 2017 and thereafter.

REAL ESTATE TRANSFER TAX 04-Aug-2017



CHICAGO: 0.00
CTA: 25,650.00
TOTAL: 25,650.00 *

17-22-103-006-0000 | 20170701695617 | 1-134-091-712

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

REAL ESTATE TRANSFER TAX

04-Aug-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-22-103-006-0000 | 20170701695617 | 0-646-348-224

Bm

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

GRANTOR:

1325 S. STATE LLC,
an Illinois limited liability company

By: Wayne Chertow
Name: Wayne Chertow
Title: Manager

Property of Cook County Clerk's Office

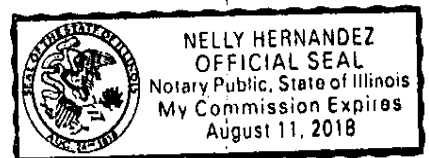
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Nelly Hernandez, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Chertow, the manager of 1325 S. STATE 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 and delivered the said instrument in his capacity as Wayne Chertow on behalf of the manager of such limited liability company as his free and voluntary act, and as the free and voluntary act of such limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of July, 2017.

Nelly Hernandez
Notary Public

My commission expires: Aug 11, 2018
IMPRESS NOTARY SEAL



UNOFFICIAL COPY

EXHIBIT A

Legal Description of the Property

PARCEL 1: THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE, AND THAT PART OF A STRIP OF LAND LYING SOUTH OF THE SOUTH LINE OF 13TH STREET AND THE NORTH LINE OF LOT 1, ALL TAKEN AS A TRACT, LYING EAST OF THE EAST LINE OF STATE STREET AS WIDENED, SOUTH OF THE SOUTH LINE OF 13TH STREET, NORTH OF THE SOUTH 31.0 FEET OF SAID TRACT AND WESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF SAID 13TH STREET, SAID POINT BEING 18.31 FEET EAST OF THE EAST LINE OF STATE STREET AS WIDENED, AS MEASURED ALONG SAID NORTH LINE, TO A POINT IN THE NORTH LINE OF SAID SOUTH 31.0 FEET, SAID POINT BEING 82.95 FEET EAST OF THE EAST LINE OF STATE STREET AS WIDENED, AS MEASURED ALONG SAID NORTH LINE, ALL IN BLOCK 1 IN GARRETT'S SUBDIVISION IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 15.0 FEET OF LOT 7, LOTS 8, 9, 10 AND 11 IN BLOCK 1 IN THE SUBDIVISION OF GARRETT'S SUBDIVISION IN THE ASSESSOR'S DIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THAT PART THEREOF TAKEN FOR WIDENING OF STATE STREET AND EXCEPT THAT PART LYING EAST OF THE WESTERLY LINE OF PROPERTY CONDEMNED IN CASE NUMBER 40-C-342 IN THE CIRCUIT COURT), IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 1 TO 5, BOTH INCLUSIVE, IN GURLEY'S RE-SUBDIVISION OF LOT 8 AND LOT 7 (EXCEPT THE SOUTH 40 FEET) IN SHERMAN, MERRITT AND HOGAN'S SOUTH TRACT SUBDIVISION BEING BLOCK 10 IN THE ASSESSOR'S DIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THAT PART THEREOF TAKEN FOR WIDENING OF STATE STREET AND EXCEPT THAT PART LYING EAST OF THE WESTERLY LINE OF PROPERTY AS CONDEMNED IN NUMBER 40-C-342 IN CIRCUIT COURT), IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE NORTH 1/2 OF LOT 5, ALL OF LOT 6 AND THE SOUTH 40 FEET OF LOT 7 (EXCEPT THAT PART FOR WIDENING OF STATE STREET AND EXCEPT THAT PART LYING EAST OF THE WEST LINE OF PROPERTY AS CONDEMNED IN CASE NUMBER 40-C-342 IN THE CIRCUIT COURT) IN BLOCK 10 IN THE ASSESSOR'S DIVISION OF THE NORTH 1/2 OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL 5: THE SOUTH 1/2 OF LOT 5 (EXCEPT THE SOUTH 20 FEET) IN BLOCK 10 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 (EXCEPT THE STREET AND EXCEPT THE EAST 16.5 FEET) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1319, 1323, 1325, 1335 AND 1347 South State Street, Chicago, Illinois 60605

PINS: 17-22-103-006-0000, 17-22-103-007-0000, 17-22-103-008-0000, 17-22-103-009-0000, 17-22-103-036-0000, 17-22-103-046-0000 and 17-22-103-049-0000.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.
2. EXISTING UNRECORDED LEASES, PURSUANT TO RENT ROLL DATED JULY 27, 2017, AND ALL RIGHTS THEREUNDER OF THE LESSEES, AS TENANTS ONLY WITH NO RIGHTS OF OPTION TO PURCHASE, AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. RIGHT OF CHICAGO TRANSIT AUTHORITY FOR INGRESS AND EGRESS OVER THAT PART OF PARCEL LYING NORTH OF SAID PUBLIC ALLEYS FOR SUBWAY EMERGENCY REPAIRS AS CONTAINED IN DEED DATED DECEMBER 23, 1970 AND RECORDED JANUARY 14, 1971 AS DOCUMENT NO. 21371409 AND DEED IN TRUST RECORDED APRIL 23, 1971 AS DOCUMENT NO. 21457865.

AFFECTS PARCEL 1

4. RIGHTS OF THE PUBLIC AND OF THE CITY OF CHICAGO IN A PERMANENT PERPETUAL AND EXCLUSIVE RIGHT AND EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SUBWAYS AND TUNNELS IN, THROUGH AND UNDER THAT PART OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 1/2 OF LOT 5 IN BLOCK 10 IN ASSESSOR'S DIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT THENCE WEST ALONG SAID NORTH LINE OF SAID LOT FOR A DISTANCE OF 26.5 FEET; THENCE SOUTH ALONG A STRAIGHT LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5; THENCE EAST ALONG SAID SOUTH LINE OF SAID NORTH 1/2 OF SAID LOT 5 TO THE EAST LINE OF SAID LOT THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING, AS CONDEMNED AUGUST 2, 1940 ON A PETITION OF THE CITY OF CHICAGO FILED JANUARY 15, 1940 IN CASE 40C342 CIRCUIT COURT OF COOK COUNTY, ILLINOIS.

AFFECTS NORTH 1/2 OF LOT 5 IN PARCEL 4

UNOFFICIAL COPY

5. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT (S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 95184721 DATE OF RECORDING: MARCH 21, 1995

Property of Cook County Clerk's Office