

UNOFFICIAL COPY



17250190290

This instrument prepared by:

Jack Parrino, Esq.
Thompson Coburn LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603

Doc# 1725019029 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 01:27 PM PG: 1 OF 5

After recording return to:

Jack Parrino, Esq.
Thompson Coburn LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603

This space reserved for Recorder's use only.

8985300-10/2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30th day of August, 2017, by **1980 MILWAUKEE, LLC**, a Delaware limited liability company, whose address is 2199 Innerbelt Business Center, St. Louis, Missouri 63114 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby **SELLS AND CONVEYS** to **MILWAUKEE & ARMITAGE, LLC**, a Delaware limited liability company, whose address is 35 East Upper Wacker Drive, Suite 1300, Chicago, Illinois 60601 ("Grantee"), forever, 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.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor **WILL WARRANT AND DEFEND**, the premises for the period of time that Grantor held fee simple title to the premises against all persons lawfully claiming by, through or under the Grantor, but none otherwise.

Box 400

JP

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by the Grantor on and as of the date first above written.

1980 MILWAUKEE, LLC,
a Delaware limited liability company

By: 1980 Milwaukee Developer, LLC, a Missouri limited liability company, its Manager

By: CRG – 1980 Milwaukee Developer, LLC, a Missouri limited liability company, a Manager

By: CRG Services Management, LLC, a Missouri limited liability company, its Manager

By: *Christopher P. McKee*
Christopher P. McKee, President

STATE OF MISSOURI

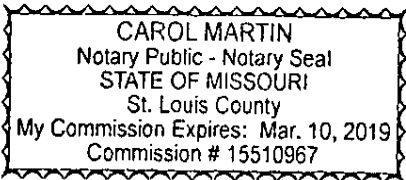
COUNTY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT Christopher P. McKee, as President of CRG Services Management, LLC, manager of CRG – 1980 Milwaukee Developer, LLC, manager of 1980 Milwaukee Developer, LLC, manager of 1980 Milwaukee, LLC, is 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 the instrument as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30th day of August, 2017.

Carol Martin
Notary Public

My commission expires on 3-10-19



Mail subsequent tax bills to:

Milwaukee & Armitage, LLC
c/o CRG Real Estate Solutions
2199 Innerbelt Business Center
St. Louis, Missouri 63114

UNOFFICIAL COPY

EXHIBIT A Legal Description

PARCEL 1:

LOTS 1 THROUGH 4 IN P. BANDOW'S RESUBDIVISION OF LOTS 3, 4 AND THE NORTHWEST 1/2 OF LOT 5 IN BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


LOT 2 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:



LOTS 6 AND 7 AND THE SOUTHEASTERLY 1/2 OF LOT 5 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1980 N. Milwaukee Avenue, Chicago, Illinois 60647

PINs: 13-36-404-020-0000 (affects Parcel 2)
 13-36-404-021-0000 (affects Parcel 1 Lot 1)
 13-36-404-022-0000 (affects Parcel 1 Lot 2)
 13-36-404-025-0000 (affects Parcel 3)
 13-36-404-034-0000 (affects Parcel 1 Lots 3 and 4)

REAL ESTATE TRANSFER TAX		06-Sep-2017
	CHICAGO:	36,750.00
	CTA:	14,700.00
	TOTAL:	51,450.00 *
13-36-404-020-0000 20170801617198 1-486-197-696		

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

REAL ESTATE TRANSFER TAX		06-Sep-2017
	COUNTY:	2,450.00
	ILLINOIS:	4,900.00
	TOTAL:	7,350.00
13-36-404-020-0000 20170801617198 1-427-000-256		

UNOFFICIAL COPY

EXHIBIT B Permitted Title Exceptions

1. REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. ANY MATTERS (INCLUDING, WITHOUT LIMITATION, ANY EASEMENTS) THAT WOULD BE SHOWN ON A SURVEY OF THE PROPERTY.
3. ACTS AND DEEDS OF GRANTEE.
4. LAWS AFFECTING THE PROPERTY.
5. TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS CONTAINED IN THE NOTICE OF AFFORDABLE HOUSING COVENANT AND AGREEMENT DATED JUNE 3, 2017 AND RECORDED JUNE 7, 2017 AS DOCUMENT 1715813042, BY AND BETWEEN THE CITY OF CHICAGO AND 1980 MILWAUKEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
6. AN ADVERSE ENCROACHMENT OF THE 3 STORY BRICK BUILDING SITUATED ON LAND ADJOINING TO THE WEST BY APPROXIMATELY 0.04 FEET TO 0.31 FEET INTO OR ONTO SAID LAND, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED JULY 28, 2017, NUMBER 2017-23566 (BB), LAST REVISED AUGUST 17, 2017, ORDER NUMBER 2017-24258-001.
7. AN ADVERSE ENCROACHMENT OF THE SILL SITUATED ON LAND ADJOINING TO THE WEST BY APPROXIMATELY 0.18 FEET INTO OR ONTO SAID LAND, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED JULY 28, 2017, NUMBER 2017-23566 (BB), LAST REVISED AUGUST 17, 2017, ORDER NUMBER 2017-24258-001.
8. AN ADVERSE ENCROACHMENT OF THE VENT SITUATED ON LAND ADJOINING TO THE WEST BY APPROXIMATELY 0.40 FEET INTO OR ONTO SAID LAND, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED JULY 28, 2017, NUMBER 2017-23566 (BB), LAST REVISED AUGUST 17, 2017, ORDER NUMBER 2017-24258-001.
9. AN ENCROACHMENT OF THE FENCE SITUATED ON SAID LAND INTO OR ONTO THE ADJOINING LAND ON THE NORTH BY APPROXIMATELY 0.85 FEET, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED JULY 28, 2017, NUMBER 2017-23566 (BB), LAST REVISED AUGUST 17, 2017, ORDER NUMBER 2017-24258-001.
10. AN ENCROACHMENT OF THE FENCE SITUATED ON SAID LAND INTO OR ONTO THE ADJOINING LAND ON THE NORTHEAST BY APPROXIMATELY 0.35 FEET, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY &

UNOFFICIAL COPY

BIEDERMANN DATED JULY 28, 2017, NUMBER 2017-23566 (BB), LAST REVISED AUGUST 17, 2017, ORDER NUMBER 2017-24258-001.

11. AN ENCROACHMENT OF THE CORNICE SITUATED ON SAID LAND INTO OR ONTO THE ADJOINING PUBLIC PROPERTY ON THE NORTHEAST BY APPROXIMATELY 1.49 FEET TO 2.34 FEET, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED JULY 28, 2017, NUMBER 2017-23566 (BB), LAST REVISED AUGUST 17, 2017, ORDER NUMBER 2017-24258-001.

12. AN ENCROACHMENT OF THE GUTTER SITUATED ON SAID LAND INTO OR ONTO THE PUBLIC PROPERTY LYING SOUTHWEST AND ADJOINING BY APPROXIMATELY 0.62 FEET TO 0.64 FEET, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED JULY 28, 2017, NUMBER 2017-23566 (BB), LAST REVISED AUGUST 17, 2017, ORDER NUMBER 2017-24258-001.

6614702.1

Property of Cook County Clerk's Office