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Doc# 1727742069 Fee \$56.00

RHSP FEE:S9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 19/84/2017 01:26 PM PG:

SPECIAL WARPANTY DEED

Droporty Ox Cook

THIS AGREEMENT, made this 29 day of September, 2017, between HICKMAN, WILLIAMS & COMPANY OF KENTUCKY, a Kentucky corporation ("Grantor") and PUIG PROPERTIES, LLC, an Illinois limited liability company ("Crantee") with an address of 1414 West Willow, Chicago, Illinois 60642.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell unto Grantee all the real estate situated in the County of Cook, State of Illinois as described on Exhibit A attached hereto and made a part hereof (the "Property").

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 Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, will warrant



and defend, subject to: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways; (c) general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2017; (d) zoning and other governmental regulations; (e) all matters which may be disclosed by a current survey of the Property; (f) the matters described in Exhibit "B" attached hereto and made a part hereof; and (g) matters arising on account of, through, or under A.L.L. Masonry Construction Co., Inc. or Grantee.

GRATUEE WAIVES AND RELEASES ALL OBJECTIONS, SUITS, CAUSES OF ACTION, DAMAGES, LIABILITIES, LOSSES, DEMANDS, PROCEEDINGS, EXPENSES AND CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) (COLLECTIVELY, "CLAIMS") ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY, EXCEPTING (A) ANY CLAIMS BY GRANTEE AGAINST GRANTOR FOR A BREACH OR DEFAULT (WILF FLER OCCURRING PRIOR TO OR SUBSEQUENT TO CLOSING) UNDER THE REAL ESTATE SALE CONTRACT, AS AMENDED (COLLECTIVELY, "CONTRACT") WITH GRANTOR AND (B) ANY CLAIMS BROUGHT BY A THIRD PARTY UNRELATED TO GRANTEE FOR PERSONAL INJURY OR PROPERTY DAMAGE. GRANTEE ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VAPIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY, TRUTHFULNESS OR COMPLETENESS OF SUCH INFORMATION, EXCEPT AS MAY BE EXPRESSLY STATED IN THE CONTRACT WITH GRANTOR. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENT, REPRESENTATION OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED LY ANY REAL ESTATE BROKER, CONTRACTOR, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS EXCEPT AS MAY BE EXPRESSLY PROVIDED TO THE CONTRARY IN THE CONTRACT. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE FOR THE PROPERTY HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING. GRANTEE HEREBY AGREES TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS GRANTOR FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, DAMAGES, LOSSES, FEES AND EXPENSES (INCLUDING, WITHOUT LIMITATION ATTORNEYS' FEES AND EXPENSES AND COURT COSTS) IN ANY WAY RELATING TO, OR IN CONNECTION WITH OR ARISING OUT OF EITHER (A) GRANTEE'S ACQUISITION, OWNERSHIP, LEASING, USE, OPERATION, MAINTENANCE OR MANAGEMENT OF THE PROPERTY

SUBSEQUENT TO THE CLOSING OF GRANTEE'S ACQUISITION OF THE PROPERTY UNDER THE CONTRACT OR (B) THE ENVIRONMENTAL CONDITION (INCLUDING BUT NOT LIMITED TO THE PRESENCE OF HAZARDOUS MATERIALS) OF THE PROPERTY PRIOR TO CLOSING THAT IS REMEDIATED BY GRANTEE OR DISCLOSED BY GRANTEE TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY OR ANY OTHER GOVERNMENTAL ENTITY. THE PROVISIONS OF THIS PARAGRAPH ARE AN IMPORTANT BASIS OF THE BARGAIN INDUCING GRANTOR TO CONVEY THE PROPERTY. THE TERMS AND PROVISIONS OF THIS PARAGRAPH ARE BINDING UPON THE SUCCESSORS AND ASSIGNS OF GRANTEE.

Permanent Index Nur. 5 r(s): 16-21-101-063-0000; 16-21-102-008-0000; 16-21-101-044-0000; 16-21-101-045-0000; 16-21-102-009-0000; 16-21-101-046-0000; 16-21-101-047-0000; 16-21-101-048-0000; 16-21-101-049-0000; 16-21-101-050-0000

Property Address: 1400 S. 55th Court, 1425 S. 55th Court, 1434 S. 55th Court, 1436 S. 55th Court, 1439 S. 55th Court, 1440 S. 55th Court, 1500 S. 55th Court, 1502 S. 55th Court, 1504 S. 55th Court, 1506 S. 55th Court, Cicero, Illinois 60804

[Signature page to Special Warranty Deed follows on next page.]

DATED this day of September, 2017.	
	GRANTOR:
	HICKMAN, WILLIAMS & COMPANY OF KENTUCKY, a Kentucky corporation
	By: A Meddors Print Name: T.L. MEADORS Title: VICE RESIDENT-CFO
STATE OF OHIO) SS: COUNTY OF HAMILTON)	
A Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that I.L. Meadors personally known to me to be the Vice register - CFO of HICKMAN, WILLIAMS & COMPANY OF KENTUCKY, a Kentucky corporation, and 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 severally acknowledges that as such she signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation. The state of the said instrument as his free and voluntary act and deed of said corporation. The state of the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation. The state of the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation. The state of the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation. The state of the said instrument as his free and voluntary act and deed of said corporation.	
Notary Public Staries E. Schroer, Attorne & Lew Motary Public - State of Unio My Commission has no expiration Gram. Section 147.03 O.R.C.	

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EXHIBIT A

PARCEL 1

LOTS 1 THROUGH 18 INCLUSIVE IN BLOCK 2 IN THE SUBDIVISION OF THE WEST PART OF BLOCKS 3 AND 6 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1915 AS DOCUMENT, 5561124, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PART OF BLOCK 3 IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE FAST LINE OF SOUTH 55TH COURT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH 55TH COURT, WITH A LINE PARALLEL TO AND 250 FEET SOUTH OF THE SOUTH LINE OF 14TH STREET EXTENDED EAST: THENCE EAST ON LAST DESCRIBED LINE 264.31 FEET TO POINT 36.1 FEET WEST OF CENTER LINE OF A 16 FOOT EASEMENT OF BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY; THENCE SOUTHEASTERLY ON A STRAIGHT LINE 226.8 FEET TO POINT IN THE WEST LINE OF SAID EASEMENT, SAID POINT BEING 475.05 FEFT SOUTH OF THE SOUTH LINE OF 14TH STREET EXTENDED EAST; THENCE EAST AT RIGHT ANGLES TO SAID EASEMENT 8 FEET TO CENTER LINE THEREOF; THENCE SOUTH ON THE CENTER LINE OF SAID EASEMENT 161.30 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EASEMENT 8 FEET TO WEST LINE THEREOF: THENCE NORTHWESTERLY ON A STRAIGHT LINE 107.25 FEET TO A POINT IN A LINE PARALLEL TO AND 530 FEET SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST, SAID POINT BEING 21.32 FEET WEST OF CENTER LINE OF 16 FOOT EASEMENT AFORESAID; THENCE WEST ON SAID LAST DESCRIBED PARALLEL LINE 278.95 FEFT TO THE EAST LINE OF SOUTH 55TH COURT, THENCE NORTH ON THE EAST LINE OF SOUTH 55TH COURT 280 FEET TO THE PLACE OF BEGINNING; EXCLUDING, HOWEVER, PART OF BLOCK 3 OF THE GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SOUTH 55TH COURT AT A POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 530 FEET SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST, THENCE EAST ON SAID PARALLEL LINE 279.24 FEET, MORE OR LESS, TO A POINT 21.32 FEET WEST OF THE EAST LINE OF SAID BLOCK 3; THENCE NORTHWESTERLY 6 INCHES MORE OR LESS TO A POINT ON A LINE 6 INCHES NORTH OF THE BOUNDARY LINE FIRST ESTABLISHED BY THIS DESCRIPTION; THENCE WEST ALONG SAID PARALLEL LINE TO A POINT 6

INCHES NORTH OF POINT OF BEGINNING; THENCE SOUTH 6 INCHES TO POINT OF BEGINNING, CONVEYED TO ATLAS FORGINGS COMPANY SEPTEMBER 16, 1966 IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE NORTH 100 FEET OF THAT PART OF BLOCK 3 OF THE GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SOUTH 55TH COURT, AND SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST (EXCEPT PART SOLD TO THE GENERAL MILLWORK COMPANY) ALSO PART OF BLOCK 3 FOR SWITCH TRACK CONNECTION TO 16 FOOT

EASEMENT OF THE PALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF THE 16 FOOT EASEMENT TO THE BALTIMORE AND OHIO C'HICAGO TERMINAL RAILROAD COMPANY 152.3 FEET SOUTH OF THE SOUTH LINE OF 14TH STREET EXTENDED EAST; THENCE SOUTH ON SAID CENTER LINE 161.45 FEFT; THENCE WEST AT RIGHT ANGLES TO SAID CENTER LINE 8 FEET; THENCE NOF THWESTERLY IN A STRAIGHT LINE 215.46 FEET TO A POINT IN A LINE 100 FEET SOUTH OF THE SOUTH LINE OF 14TH STREET EXTENDED AND 34.68 FEET WEST OF CENTER LINE OF THE EASEMENT AFORESAID; THENCE EAST ON A LINE 100 FEET SOUTH OF 14TH STREET EXTENDED 20.15 FEET TO WESTERLY LINE OF LAND CONVEYED TO THE GENERAL MILL WORK COMPANY BY DEED RECORDED DECEMBER 20, 1916 AS DOCUMENT 6015715; THENCE SOUTHEASTERLY ON SAID LAST DESCRIBED LINE 52.69 FEET; THENCE EAST 8 FEET ON A LINE AT RIGHT ANGLES TO CENTER LINE OF THE 16 FOOT EASEMENT TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF BLOCK 3 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SOUTH 55TH COURT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SOUTH 55TH COURT 100 FEET SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST; THENCE EAST ON A LINE PARALLEL TO AND 100 FEET SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST 265.6 FEET TO A POINT WHICH IS 34.68 FEET WEST OF THE CENTER LINE OF THE 16 FOOT EASEMENT OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, THENCE SOUTHEASTERLY ON A STRAIGHT LINE 215.46 FEET TO A POINT IN THE WEST LINE OF SAID EASEMENT,

SAID POINT BEING 313.75 FEET SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST; THENCE EAST AT RIGHT ANGLES TO SAID EASEMENT 8 FEET TO CENTER THEREOF; THENCE SOUTH ALONG CENTER OF SAID EASEMENT 161.3 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EASEMENT 8 FEET TO THE WEST LINE THEREOF; THENCE NORTHWESTERLY ON A STRAIGHT LINE 226.8 FEET TO A POINT ON A LINE 250 FEET SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST, SAID POINT BEING 36.1 FEET WEST OF THE CENTER LINE OF SAID 16 FOOT EASEMENT, THENCE WEST ON A LINE PARALLEL TO AND 250 FEET SOUTH OF THE SOUTH LINE OF WEST 14TH STREET EXTENDED EAST A DISTANCE OF 264.21 FEFT TO THE EAST LINE OF SOUTH 55TH COURT, THENCE NORTH ALONG THE EAST LINE OF SOUTH 55TH COURT, 150 FEET TO THE PLACE OF BEGINNING, IN COURT COUNTY, ILLINOIS

PARCEL 5:

LOTS 19 AND 20 IN BLOCK 2 IN THE SUBDIVISION OF THE WEST PART OF BLOCK 3 AND (EXCEPT THE SOUTH 921 FEET) OF THE WEST PART OF BLOCK 6 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1915 AS DOCUMENT 5561124 ALL IN COOK COUNTY, ILLINOIS

PARCEL 6:

LOTS 21 AND 22 IN BLOCK 2 IN SUBDIVISION OF WFST PART OF BLOCK 3 AND (EXCEPT THE SOUTH 921 FEET) OF THE WEST PART OF BLOCK 6 IN GRANT LAND ASSOCIATION RESUBDIVISION IN THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1915 AS DOCUMENT 5561124 IN COOK COUNTY, ILLINOIS

PARCEL 7:

LOTS 23 AND 24 IN BLOCK 2 IN THE SUBDIVISION OF THE WEST PART OF BLOCK 3 AND (EXCEPT THE SOUTH 921 FEET) OF THE WEST PART OF BLOCK 6 IN GRANT LAND ASSOCIATION, A RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1915 AS DOCUMENT 5561124 ALL IN COOK COUNTY, ILLINOIS

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EXHIBIT B

- 1. Building line 15 feet back from street line as shown on plat of said subdivision recorded January 13, 1915 as Document Number 5561124.
- 2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the deed recorded on January 31, 1924 as Document No. 8268927.
- 3. Agreement dated September 4, 1956 and recorded December 27, 1956 as Document Number 16788247 between Chicago Vitreous Corporation and the Town of Cicero, a Municipal Corporation, providing for the drilling and use of a water well on or adjacent to portions of the land and leasing said well and water therefrom to Chicago Vitreous Corporation for a period of 99 years from date of agreement,

Note: Said Lease purports to be assigned by Chicago Vitreous Corporation to the Eagle-Picher Company by document recorded December 27, 1956 as Document Number 16788248.

4. The following Environmental Disclosure document for transfer of real property appear of record which include a description of the land a part thereof

Document Number 97810152 Date of recorded: October 30, 1997

- 5. Railroad rights of way, Switch and Spur Tracks
- 6. Right reserved by the Trustees of Grant Land Association on the plat of Grant Land Association Resubdivision aforesaid recorded March 4, 1913 as document 513836 to lay down, maintain and operate railroad tracks upon streets alleys as same are traced upon said plat in red ink and also the right to lay down, maintain, and operate upon and across any streets and alleys side tracks and switch tracks by the most direct route from said railroad tracks to any and all parts of Block 3 aforesaid.
- 7. Easement for railroad purposes over a strip 16 foot wide over the East part of Block 3 aforesaid as granted to the Baltimore and Ohio Terminal Railroad Company by instrument dated May 10, 1910 and recorded September 1, 1917 as document 6183867, also all rights in and to said easement and the strip over which it extends of any person or Corporation, heretofore granted by the said railroad Company or by the trustees of the Grant Land Association, and the terms, provisions and conditions contained therein.

- 8. Building line 15 feet back from street line as shown on the plat of subdivision of the West part of Blocks 3 to 6 recorded January 13, 1915 as document 5561124.
- 9. Covenants and restrictions building zoning ordinances as disclosed by deed dated November 30, 1956 and filed with the Registrar of Titles on December 3, 1956 as Document Number 1711096.
- 10. Violation of the building line noted above at exception reference letter "J" by the high 1 story concret. & metal sided warehouse by approximately 15 feet, as shown on plat of survey number 5888 prepared by Zarko Sekerez & Associates, Inc. dated September 17, 2003.
- 11. Unrecorded unity casement in favor of the land East of Parcel 5 and South of Parcel 2, as shown on plat of survey number 5388 prepared by Zarko Sekerez & Associates, Inc. dated September 17, 2003. Any null all possible easements as disclosed on a plat of survey number 170187 prepared by Edward J. Molloy and Associates dated September 17, 2017.
- 12. Encroachment of building located mainly on the land onto the property North and adjoining by an undisclosed amount, as shown on plat of survey number 5388 prepared by Zarko Sekerez & Associates, Inc. dated September 17, 2003.
- 13. Encroachment of building located mainly on the land onto the property West and adjoining by an undisclosed amount, as shown on plat of survey number 5388 prepared by Zarko Sekerez & Associates, Inc. dated September 17, 2003
- 14. Encroachment of fence located mainly on the land on the property South and adjoining by approximately 1.17 feet, as shown on plat of survey number 5388 prepared by Zarko Sekerez & Associates, Inc. dated September 17, 2003.



