

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument was prepared by:
Chris Cirillo
Brotschul Potts LLC
30 N. LaSalle, Suite 1402
Chicago, Illinois 60602

After recording return to:

Ioana Salajanu
Rock Fusco & Connelly, LLC
321 N. Clark Street, Suite 2200
Chicago, Illinois 60654



Doc# 1734742024 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2017 02:00 PM PG: 1 OF 3

er's Use Only)

897743 SRK 0/4

THIS SPECIAL WARRANTY DEED is made and entered into as of this 1st day of December, 2017, by **OHIO COMMONS LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address of 1025 West Sunnyside Avenue, Suite 300, Chicago, Illinois 60640, as grantor (the "**Grantor**") in favor of **5001 S. DREXEL LLC**, a Delaware limited liability company, having an address of 201 N Westshore Drive, Apt 1501, Chicago, IL 60601, as Grantee (the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 5001 S. Drexel Blvd, Chicago, IL 60615 and legally described on Exhibit A attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[Execution Page Follows]

Box 400

S Y
P 3
S N
SC Y
INT

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused these present to be signed by its duly authorized representative on its behalf, as of this 30 day of NOVEMBER, 2017.

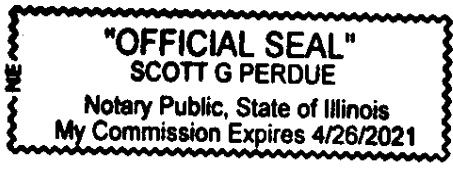
OHIO COMMONS, LLC, an Illinois limited liability company

By: [Signature]
Alex Samoylovich, authorized signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Scott G. Perdue, a Notary Public, do hereby certify that *Alex Samoylovich*, personally known to me to be an authorized signatory of **Ohio Commons, LLC**, an Illinois limited liability company, 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 acknowledged that he signed and delivered the said instrument as authorized signatory of said company, pursuant to authority, as a free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

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



[Signature]
Notary Public
My Commission Expires: 4/26/2021

	Send subsequent tax bills to: _____ _____ _____ _____
--	---

REAL ESTATE TRANSFER TAX		05-Dec-2017
	CHICAGO:	24,000.00
	CTA:	9,600.00
	TOTAL:	33,600.00
20-11-114-001-0000 20171101652180 0-950-966-304		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Dec-2017
	COUNTY:	489.25
	ILLINOIS:	978.50
	TOTAL:	1,467.75
20-11-114-001-0000 20171101652180 0-798-967-744		

UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 9 AND 10 IN THE SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 5001 S. Drexel Blvd, Chicago, IL 60615

PIN(s): 20-11-14-001-0000

Property of Cook County Clerk's Office