

UNOFFICIAL COPY

THIS DOCUMENT WAS)
PREPARED BY:)

Sterling Bay, LLC)
1040 W. Randolph Street)
Chicago, Illinois 60607)

AFTER RECORDING RETURN TO:)

Levenfeld Pearlstein, LLC)
2 North LaSalle Street, Suite 1300)
Chicago, Illinois 60602)
Attention: Thomas G. Jaros, Esq.)



Doc# 1735245030 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2017 03:05 PM PG: 1 OF 7

(This space reserved for recording date)

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SPECIAL WARRANTY DEED

172 N. ADA, LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is 1040 W. Randolph Street, Chicago, Illinois 60607, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by **GATEWAY ADA THC, LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is RREEF America L.L.C., 222 South Riverside Plaza, 26th Floor, Chicago, Illinois 60606-5808, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN and SELL to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof together with all appurtenances thereto and all improvements situated thereon (collectively, the "**Property**"); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever. Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

Exempt under provisions of Paragraph (b), Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12/18/17
Date

[Signature]
Buyer, Seller or Representative

Exempt under provisions of Paragraph (b) of Section 3-33-060 of the Chicago Real Property Transfer Act of the Municipal Code of Chicago.

12/18/17
Date

[Signature]
Buyer, Seller or Representative

SY
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EXECUTED this 18th day of December, 2017, and EFFECTIVE upon delivery to Grantee.

GRANTOR:

172 N. ADA, LLC, a Delaware limited liability company





By: _____


Name: Andrew Glover

Title: Authorized Signatory

Mail tax bills to:

Gateway Ada THC, LLC
RREEF America L.L.C.
222 South Riverside Plaza, 26th Floor
Chicago, Illinois 60606-5808

| REAL ESTATE TRANSFER TAX | | 18-Dec-2017 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 17-08-324-008-0000 20171201665958 0-007-514-144 | | |

| REAL ESTATE TRANSFER TAX | | 18-Dec-2017 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |
| 17-08-324-008-0000 20171201665958 0-228-767-776 | | |

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

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

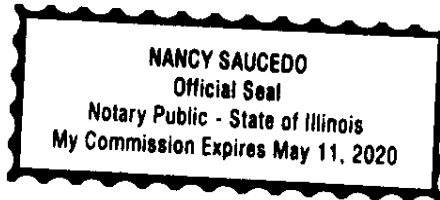
ss

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY that Andrew Gloor personally known to me to be the Authorized Signatory of 172 N. ADA, LLC, a Delaware limited liability company, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he she signed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of December, 2017.

Nancy Saucedo
 Notary Public

Commission Expires: May 11, 2020



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Exhibit A

LEGAL DESCRIPTION – 172 Land

That certain real property located in the City of Chicago, County of Cook, State of Illinois, described as follows:

LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION BY THE HEIRS OF JOHN W. JACKSON (D) OF PART OF LOT 3 IN CIRCUIT COURT PARTITION SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 9, 1894 IN BOOK 62 OF PLATS, PAGE 4, IN COOK COUNTY, ILLINOIS.

PREMISES ADDRESS: 172-174 N. Ada St., Chicago, Illinois 60607

TAX I.D.: 17-08-324-005-0000
17-08-324-006-0000
17-08-324-007-0000
17-08-324-008-0000

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Exhibit B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2016 AND 2017 NOT YET DUE AND PAYABLE;
2. THE SURVEY MATTERS SET FORTH ON SURVEY NUMBER 2017-23756-001, PREPARED BY GREMLEY & BIEDERMANN, DATED DECEMBER 11, 2017:
 - A ENCROACHMENT OF THE CONSTRUCTION FENCE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY NORTH AND ADJOINING PARCEL 2 BY APPROXIMATELY 0.15 TO 0.54 FEET; ONTO THE PUBLIC WAY EAST AND ADJOINING PARCEL 2 BY APPROXIMATELY 0.53 TO 1.04 FEET; AND ONTO THE PROPERTY WEST AND ADJOINING PARCEL 2 BY APPROXIMATELY 0.36 FEET.
3. RIGHTS OF THE PUBLIC UTILITIES, THE MUNICIPALITY AND ADJOINING OWNERS, TO THAT PART OF THE LAND, RESERVED FOR PRIVATE PASSAGEWAY IN THE PLAT OF SUBDIVISION RECORDED APRIL 9, 1894 AS DOCUMENT 2021701.
4. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF THE OVERHEAD WIRES AND UTILITY POLES AS SHOWN ON PLAT OF SURVEY NUMBER 2017-23756-001, PREPARED BY GREMLEY & BIEDERMANN, DATED DECEMBER 11, 2017.

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STATEMENT BY GRANTEE

The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated December ____, 2017

GRANTEE:

GATEWAY ADA THC, LLC,
a Delaware limited liability company

By: *Neal Robin*
Name: Neal Robin
Its: Agent

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS

I, *Suzette Sabanov*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Neal Robin*, the agent of Gateway Ada THC, LLC, a Delaware 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 agent of such limited liability company as his voluntary act, and as the free and voluntary act of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this *5th* day of December, 2017.

Suzette Sabanov
Printed Name: *Suzette Sabanov*
Notary Public



My commission expires: *9/26/19*

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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: 12 | 15 | 2017

SIGNATURE: _____
GRANTOR or AGENT

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

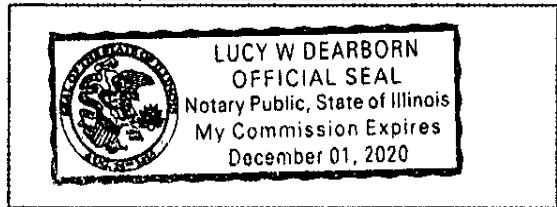
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): 1772 N. Ada, LLC

On this date of: 12/15/17

NOTARY SIGNATURE: _____

Lucy Dearborn
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

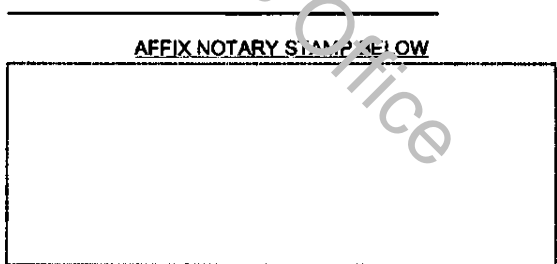
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): _____

On this date of: _____ | _____ | 20 _____

NOTARY SIGNATURE: _____



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)**)