

# UNOFFICIAL COPY



PREPARED BY:

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

Doc# 1736319060 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 02:23 PM PG: 1 OF 5

WHEN RECORDED RETURN TO:

ExchangeRight Net Leased Portfolio 19, LLC  
c/o ExchangeRight Real Estate, LLC  
200 S. Los Robles Avenue, Suite 210  
Pasadena, CA 91101

(Above Space for Recorder's use only)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the <sup>15<sup>TH</sup></sup> day of December, 2017 by **4622 S. BISHOP, L.L.C.**, an Illinois limited liability company (the "Grantor"), whose address is c/o Weitzman Realty Associates, L.L.C., 4007 S. Wabash Ave., Chicago, IL 60653, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to **EXCHANGERIGHT NET LEASED PORTFOLIO 19, LLC**, an Iowa limited liability company ("Grantee"), whose address is ExchangeRight Net Leased Portfolio 19, LLC, c/o ExchangeRight Real Estate, LLC, 200 S. Los Robles Avenue, Suite 210, Pasadena, CA 91101, all right, title and interest in and to the real estate legally described on **EXHIBIT A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **EXHIBIT B**. Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters set forth on **EXHIBIT B** attached hereto, for which Grantor shall have no liability whatsoever.

PINS: SEE EXHIBIT A

Commonly Known As: 4622 South Bishop, Chicago, Illinois

[Signatures on next page]

Exempt under provisions of Paragraph D  
Section 4, Real Estate Transfer Act.  
Dated: 12.29.17

Signature

Recorded to modify  
deed doc # 1735446130  
to add rider "B"

LP 13213455.2 \ 38577-108372

### REAL ESTATE TRANSFER TAX

29-Dec-2017



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

20-05-309-029-0000 | 20171201676397 | 1-001-100-320

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

### REAL ESTATE TRANSFER TAX

29-Dec-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

20-05-309-029-0000 | 20171201676397 | 1-042-129-952

B-1

1702001420

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

**GRANTOR:**

**4622 S. BISHOP, L.L.C.**, an Illinois limited liability company

By: *Howard R. Weitzman*  
Name: HOWARD R. WEITZMAN  
Title: Manager

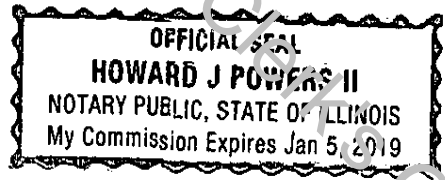
STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )            ss.

I, Howard J. Powers II, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Howard R. Weitzman, a Manager of **4622 S. BISHOP, L.L.C.**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 13<sup>th</sup> day of December, 2017

*Howard J. Powers II*  
Notary Public

My Commission Expires:  
(seal)



SEND FUTURE TAX BILLS TO:  
  
ExchangeRight Net Leased Portfolio 19, LLC  
c/o ExchangeRight Real Estate, LLC  
200 S. Los Robles Avenue, Suite 210  
Pasadena, CA 9110

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## EXHIBIT A

### Legal Description

LOTS 39 TO 45 IN BLOCK 2 IN S. E. GROSS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### Pins:

- 20-05-309-024-0000
- 20-05-309-025-0000
- 20-05-309-026-0000
- 20-05-309-027-0000
- 20-05-309-028-0000
- 20-05-309-029-0000

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS  
COOK COUNTY  
RECORDER OF DEEDS  
Office

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## Exhibit B

### Permitted Exception

- UNRECORDED LEASE IN FAVOR OF FRESENIUS MEDICAL CARE OF ILLINOIS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS DISCLOSED BY THE SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT DATED AS OF NOVEMBER 5, 2015 AND RECORDED AS DOCUMENT NO. 1534147205.
- ADVERSE ENCROACHMENT OF CONCRETE WALKS LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING, OVER AND UPON THE SUBJECT LAND A DISTANCE OF 0.08 FEET, MORE OR LESS, AT THE EAST END, AND 1.29 FEET, MORE OR LESS, AT THE WEST END, AS DISCLOSED BY THE SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED FEBRUARY 9, 2015 AND REVISED FEBRUARY 26, 2015, SURVEY NO. N-129536.
- ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE SUBJECT LAND OVER AND ONTO THE STREET RIGHT OF WAY EAST AND ADJOINING A DISTANCE OF 0.07 FEET, MORE OR LESS, AS DISCLOSED BY THE SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED FEBRUARY 9, 2015 AND REVISED FEBRUARY 26, 2015, SURVEY NO. N-129536.
- TERMS AND PROVISIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER RECORDED FEBRUARY 16, 2017 AS DOCUMENT NO. 1704719181 RELATING TO THE LAND.

Approved by Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 12/15/2017

SIGNATURE: [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): \_\_\_\_\_

On this date of: 12/15/2017

NOTARY SIGNATURE: [Signature]

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 title to real estate under the laws of the State of Illinois.

DATED: 12/15/2017

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

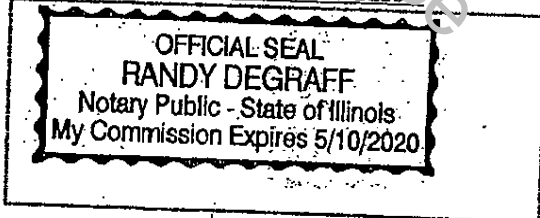
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 12/15/2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**