

UNOFFICIAL COPY

mail TO
1/3 Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

DT17-43465
This instrument prepared by:

Kevin A. Sterling, Esq.
The Sterling Law Office
411 North LaSalle Street
Suite 200
Chicago, Illinois 60654

After recording mail to:

Matthew B. Brotschul
Brotschul Potts LLC
30 North LaSalle Street
Suite 1402
Chicago, Illinois 60602

PN7-43465
143

Doc#: 1801106064 Fee: \$64.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2018 10:22 AM Pg: 1 of 9

Dec ID 20180101680314
ST/CO Stamp 1-631-411-232 ST Tax \$15,250.00 CO Tax \$7,625.00
City Stamp 0-806-886-432 City Tax: \$160,125.00

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

May Street Investments LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **420 May Acquisitions LLC**, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title, and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Schedule A attached hereto and incorporated herein by this reference, together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title, and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips, or gores of land adjacent thereto (herein collectively called the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Schedule B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

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If any term or provision of this Special Warranty Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Special Warranty Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Special Warranty Deed shall be valid and enforced to the fullest extent permitted by law.

[Signatures follow this page]

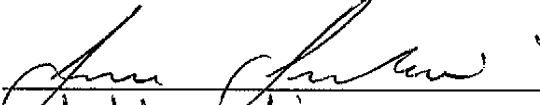
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of

1/9, 2018.

May Street Investments LLC,
an Illinois limited liability company

By: 
Name: Lech Losiowski
Title: Manager

Mail Tax Bills to:

420 May Acquisitions LLC
c/o Michael Lerner
~~1626 North Dearborn Ave.~~ 806 N. Peoria, 5th Floor
~~Unit C-1~~
Chicago, IL 60642

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On 1/9, 2018, before me, the undersigned, a notary public in and for said State, personally appeared Lech Losiowski, a Manager of May Street Investments, LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



[Signature], Notary Public
My Commission Expires: 11/13/19

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SCHEDULE A

LEGAL DESCRIPTION OF THE REAL PROPERTY

PARCEL 1: SUB-LOTS 1, 2, 3, 4, 5, AND 6 IN C. J. HULLS SUBDIVISION OF LOTS 4 AND 5 IN BLOCK 8 IN OGDEN ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO,

LOTS 15, 16, 17 AND 18 IN THE SUBDIVISION BY THE COMMISSIONERS IN PARTITION IN CASE 23474 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE SOUTHWARD 3 ACRES IN THE SOUTH WEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO,

THE PRIVATE ALLEY LYING WEST AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE IN SAID C. J. HULL'S SUBDIVISION AFORESAID, ALSO THE SOUTH 1/2 OF THE EAST AND WEST 18 FOOT VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE, AND SAID NORTH LINE EXTENDED WEST TO THE WEST LINE OF SAID PRIVATE ALLEY, OF AFORESAID LOT 6 IN C. J. HULLS SUBDIVISION,

AND,

THE SOUTH 1/2 OF THE EAST AND WEST 19 FEET VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING AFORESAID LOTS 15, 16, 17 AND 18 IN THE SUBDIVISION BY COMMISSIONERS IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF LOTS 1 TO 19 INCLUSIVE IN COLGATE'S RESUBDIVISION OF LOTS 6 TO 14 INCLUSIVE IN THE SUBDIVISION BY THE COMMISSIONERS, IN PARTITION IN CASE 23474 CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE SOUTHWARD 3 ACRES IN THE SOUTH WEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO,

THE VACATED ALLEY LYING EAST OF LOTS 9 TO 16 IN THE ABOVE SAID RESUBDIVISION,

ALSO,

THE SOUTH 1/2 OF THE EAST AND WEST 19 FOOT VACATED PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 22 AND 23 IN THE SUBDIVISION BY THE COMMISSIONERS IN PARTITION IN CASE 23474 CIRCUIT COURT OF THE SOUTHWARD 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF AFORESAID EAST AND WEST 19 FOOT VACATED ALLEY AND THE EAST LINE EXTENDED NORTH OF SAID LOT 17 IN COLGATE'S RESUBDIVISION; THENCE WEST ALONG SAID CENTER LINE, AND SAID CENTER LINE EXTENDED WEST, OF EAST AND WEST 19 FOOT VACATED PUBLIC ALLEY TO A POINT IN THE WEST LINE OF LOT 2 IN SAID COLGATE'S RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN SAID COLGATE'S RESUBDIVISION TO A POINT 150.5 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 9 IN SAID COLGATE'S RESUBDIVISION; THENCE SOUTHEASTERLY TO A POINT IN THE SOUTH LINE OF SAID LOT 9, 90 FEET EAST FROM THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9, THE VACATED ALLEY AND LOT 19 IN THE SAID COLGATE'S RESUBDIVISION 69.14 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTH ALONG THE EAST LINE, AND SAID EAST LINE EXTENDS NORTH OF SAID LOTS 19, 18 AND 17 IN SAID RESUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3: THAT PART OF LOT 3 IN BLOCK 8 IN OGDENS ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A STRAIGHT LINE DRAWN BETWEEN A POINT ON THE EAST LINE OF RACINE AVENUE (FORMERLY NORTH CENTER AVENUE) WHICH IS A DISTANCE OF 101.14 FEET SOUTH OF THE SOUTH LINE OF HUBBARD STREET (FORMERLY AUSTIN AVENUE) AND A POINT ON THE WEST LINE OF MAY STREET WHICH IS A DISTANCE OF 100.97 FEET SOUTH OF THE SAID SOUTH LINE OF HUBBARD STREET, (FORMERLY AUSTIN AVENUE),

ALSO

THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY ADJACENT TO THE SOUTH LINE OF SAID LOT 3 IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF LOT 5 AND LOTS 19 TO 23, BOTH INCLUSIVE, AND THE VACATED NORTH AND SOUTH ALLEY ADJACENT TO THE WEST LINE OF SAID LOT 23 AND ADJACENT TO THE SAID WEST LINE OF LOT 23 PRODUCED SOUTH TO THE CENTER LINE OF THE VACATED EAST AND WEST ALLEY IN THE SUBDIVISION BY THE COMMISSIONERS IN PARTITION CASE NO. 23474 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A STRAIGHT LINE DRAWN BETWEEN A POINT ON THE EAST LINE OF RACINE AVENUE, (FORMERLY NORTH CENTER AVENUE) WHICH IS A DISTANCE OF 101.14 FEET SOUTH OF THE SOUTH LINE OF HUBBARD STREET (FORMERLY AUSTIN AVENUE) AND A POINT ON THE WEST LINE OF MAY STREET WHICH IS A DISTANCE OF 100.97 FEET SOUTH OF THE SAID SOUTH LINE OF HUBBARD STREET (FORMERLY AUSTIN AVENUE),

ALSO,

ALL OF THE NORTH 1/2 OF VACATED EAST AND WEST ALLEY ADJACENT TO THE SOUTH LINE OF SAID LOTS 19 TO 23 IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOTS 1, 2, 15 AND 16 IN COLGATE'S RESUBDIVISION OF LOTS 6 TO 15 INCLUSIVE, IN THE CIRCUIT COURT PARTITION OF 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART OF AFORESAID LOTS 2 AND 15 WHICH LIES SOUTH OF THE CENTER LINE PRODUCED WEST OF THE VACATED EAST AND WEST ALLEY WHICH LIES SOUTH OF AND ADJACENT TO LOT 23 IN AFORESAID CIRCUIT COURT PARTITION) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 17-08-254-004-0000;
 17-08-254-011-0000;
 17-08-254-012-0000;
 17-08-254-014-0000;
 17-08-254-017-0000;
 17-08-254-018-0000.

Property address: 400-420 North May Street, Chicago, Illinois 60642

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SCHEDULE B

THE PERMITTED EXCEPTIONS

1. THE LIEN OF TAXES FOR THE YEARS 2017 AND THEREAFTER.

2. ^{13M} THE FOLLOWING EXISTING UNRECORDED LEASES, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, WHICH LEASES DO NOT CONTAIN AN OPTION TO PURCHASE OR RIGHT OF FIRST REFUSAL TO PURCHASE, ~~INCLUDING BUT NOT LIMITED TO~~ ^{1M} THE FOLLOWING:

TENANT AND SPACE NUMBER

AMANG	#107A, 109
APCERO	#301 & 302
B. KARANT	STORAGE
B. POWELL	#404
COUDAL	401 N. RACINE, #104 & 106B
CATAPULT LEARNING	#304B & 304A
EDS	#206
GFS	#103
IHHP	#306
LATACORA LLC	#303
N. GOLDSMITH	#205
SKJN	#107B
SCRAPERS	#201
SPECTRA	#305
TISELLE	#102
U.S. SECURITY	404 N. MAY
VISUALIZED CONC.	409 N. RACINE
WELVIE	#202-203
QUALITY PLUS	#101
TELEZYGOLOGY, INC	419 N. RACINE
KELLY FRIEDL	SEMI PROVATE

SHARED OFFICE

BILL V ARKEL	#202
RANDY DEBLOCK	#201
ERICA LINDSAY	#205 & 206
PETER DIDONATO	#208
CLIFFORD RUSNAK	#209
LUPO MANGEMENT	#212
AP MONARCH, REAL FOOD	#211

3. GRANT MADE BY PENTAGON PATTERN AND ENGINEERING COMPANY, AN ILLINOIS CORPORATION, TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, OF A PERPETUAL RIGHT AND EASEMENT,

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PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUITS AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, IN, UNDER, OVER, ACROSS AND ALONG THE LAND, WITH THE RIGHT OF INGRESS AND EGRESS FOR ALL SUCH PURPOSES, AS CONTAINED IN THE GRANT RECORDED JANUARY 11, 1971 AS DOCUMENT 21367079.

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED FROM CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, TO PENTAGON PATTERN AND ENGINEERING COMPANY, AN ILLINOIS CORPORATION, DATED SEPTEMBER 14, 1966 AND RECORDED OCTOBER 23, 1966 AS DOCUMENT 19967404 RELATING TO:

(1) GRANTEE, ETC., TO INDEMNIFY GRANTOR ETC., FROM LIABILITY TO PROPERTY OR PERSONS INJURED WHILE ON THE LAND ARISING OUT OF OPERATION OF RAILWAY;

(2) RESERVATION RELATING TO CONSTRUCTION OF RETAINING WALL BY GRANTEE, IF REQUIRED;

(3) MAINTAINING (AND COST THEREOF) OF ABUTMENTS ON THE LAND. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

NOTE: THE SURVEY MADE BY GREMLEY & BIEDERMANN DATED SEPTEMBER 26, 2017, ORDER NO 2017-24467-001 DISCLOSES AN ENCROACHMENT OF THE BASE OF A CONCRETE RAILROAD ABUTMENT OVER THE NORTH LINE OF PARCEL 1 BY 0.45 FEET WHICH IS PERMITTED CONTINUE BY REASON OF THE AFORESAID RESERVATION.

(AFFECTS PARCEL 3)

5. PROVISIONS CONTAINED IN DEED FROM THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY TO PENTAGON PATTERN AND ENGINEERING COMPANY RECORDED AS DOCUMENT NUMBER 19967404 RELATING TO LOSS, DAMAGE OR INJURY TO PROPERTY AND PERSONS; THE CONSTRUCTION AND MAINTENANCE OF A RETAINING WALL AND THE MAINTAIN OF CONCRETE ABUTMENTS; ALSO CONTAINS RESERVATION AS TO THE RIGHT TO MAINTAIN, OPERATE, USE, RECONSTRUCT AND REPLACE ANY AND ALL EXISTING CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES ON THE PREMISES.

(AFFECTS PARCEL 3)

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6. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.

(AFFECTS THAT PART OF THE NORTH AND SOUTH ALLEY, LYING EAST OF LOTS 17, 18, AND 19)

7. UNRECORDED UTILITY EASEMENT ACROSS THE NORTH OF THE LAND AS DISCLOSED BY AERIAL WIRES AS REFERENCED ON SURVEY MADE BY GREMLEY & BIEDERMANN DATED SEPTEMBER 26, 2017, ORDER NO. 2017-24467-001.
8. RIGHTS OF PARTIES TO MAINTAIN STORM CATCH BASIN(S), UTILITY POLE(S), AND GUY ANCHORS AS REFERENCED ON SURVEY MADE BY GREMLEY & BIEDERMANN DATED SEPTEMBER 26, 2017, ORDER NO., 2017-24467-001.
9. ENCROACHMENT OF THREE STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO WEST KINZIE STREET BY A DISTANCE OF 0.89 FEET, MORE OR LESS AS REFERENCED ON SURVEY MADE BY GREMLEY & BIEDERMANN DATED SEPTEMBER 26, 2017, ORDER NO. 2017-24467-001.
10. ENCROACHMENT OF OVERHEAD VENT, ROOF DRAIN AND SATELLITE DISH OVER AND ONTO WEST KINZIE STREET AND OVERHEAD SIGN OVER AND ONTO NORTH MAY STREET AS REFERENCED ON SURVEY MADE BY GREMLEY & BIEDERMANN DATED SEPTEMBER 26, 2017, ORDER NO. 2017-24467-001.
11. ENCROACHMENT OF THE CHAIN LINK FENCE OVER AND ONTO N. RACINE AVENUE BY DISTANCES OF 0.46 TO 0.80 FEET, MORE OR LESS AND OVER AND ONTO W. KINZIE STREET BY A DISTNACE OF 1.07 FEET, AS REFERENCED ON SURVEY MADE BY GREMLEY & BIEDERMANN DATED SEPTEMBER 26, 2017, ORDER NO. 2017-24467-001.
12. ENCROACHMENT AS REFERENCED ON SURVEY MADE BY GREMLEY & BIEDERMANN DATED SEPTEMBER 26, 2017, ORDER NO. 2017-24467-001. AS FOLLOWS: BY THE 3-STORY BRICK BUILDING NUMBER 400 LOCATED MAINLY ON PARCEL 1 OVER ONTO THE PUBLIC WAY (NORTH MAY STREET), EAST AND ADJOINING BY ABOUT 0.18 OF A FOOT, AND ONTO THE PUBLIC-WAY (WEST KINZIE STREET) SOUTH AND ADJOINING BY ABOUT 0.25 OF A FOOT