

# UNOFFICIAL COPY

This document was prepared by:

Harold S. Dembo, Esq.  
Much Shelist, P.C.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606

After recording mail to:

David N. Tanner, Esq.  
Polsinelli PC  
150 N. Riverside Plaza, Suite 3000  
Chicago, Illinois 60606



\*1801234025D\*

Doc# 1801234025 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/12/2018 10:38 AM PG: 1 OF 5

## SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 10 day of January, 2018 between **Elkridge, LLC, an Illinois limited liability company** of 230 N. Main Street, Suite 4, Elkhart, Indiana 46516 ("**Grantor**") and **214 W. Huron, LLC, an Illinois limited liability company** of 214 W. Huron Street, Chicago, Illinois 60654 ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A for legal description

PIN: 17-09-209-007-0000

Common Address: 215 W. Superior Street, Chicago, Illinois 60654

Together with all and singular the hereditaments and appurtenances thereto 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 above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Grantor will warrant and defend said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on attached Exhibit B.

8984921/8986389

EPENNETT,

(SIGNATURE PAGE FOLLOWS)

1 of 4

JA

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

ELKRIDGE, LLC,  
an Illinois limited liability company

By:   
Randall Lipps, Manager

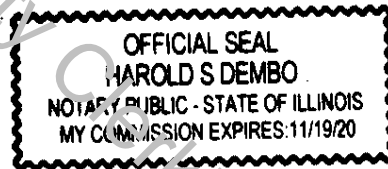
STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Randall Lipps, Manager of Elkridge, 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 his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal this 10 day of January, 2018.



SEAL


  
Notary Public



Send subsequent tax bills to:

214 W. Huron, LLC  
214 W. Huron Street  
Chicago, Illinois 60654

REAL ESTATE TRANSFER TAX		11-Jan-2018
	COUNTY:	3,975.00
	ILLINOIS:	7,950.00
	TOTAL:	11,925.00
17-09-209-007-0000   20171201672165   1-532-083-232		

REAL ESTATE TRANSFER TAX		11-Jan-2018
	CHICAGO:	59,625.00
	CTA:	23,850.00
	TOTAL:	83,475.00 *
17-09-209-007-0000   20171201672165   1-932-147-744		

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

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

LOT 9 AND 10 IN BLOCK 17 IN NEWBERRY'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. ENCROACHMENT OF THE 7 STORY BUILDING ONTO PROPERTY WEST AND ADJOINING BY VARYING AMOUNTS BETWEEN APPROXIMATELY 0.27 FEET AND 0.31 FEET A MAXIMUM OF 0.24 FEET AS DELINEATED ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.
4. ENCROACHMENT OF THE 7 STORY BUILDING ONTO THE PUBLIC WAY NORTH AND ADJOINING AND COMMONLY KNOWN AS W. SUPERIOR STREET BY VARYING AMOUNTS BETWEEN APPROXIMATELY 0.05 FEET AND 0.08 FEET, AS DELINEATED ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.
5. ENCROACHMENT OF THE 7 STORY BUILDING ONTO THE PUBLIC ALLEY SOUTH AND ADJOINING BY APPROXIMATELY 0.10 FEET AS DELINEATED ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.
6. ENCROACHMENT OF THE FIRE ESCAPE ABOVE THE PUBLIC ALLEY SOUTH AND ADJOINING AS DELINEATED ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.
7. ENCROACHMENT OF THE AIR CONDITIONERS ABOVE THE PUBLIC ALLEY SOUTH AND ADJOINING AS DELINEATED ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.
8. ENCROACHMENT OF THE OVERHEAD BANNER LOCATED MAINLY ON THE LAND ONTO THE PUBLIC PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.
9. ENCROACHMENT OF THE BRICK CHIMNEY LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 1.00 FEET, AS SHOWN ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN

# UNOFFICIAL COPY

DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.

10. ENCROACHMENT OF THE BILLBOARD CORNER LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY VARYING AMOUNTS BETWEEN APPROXIMATELY 0.72 AND 0.73 FEET, AS SHOWN ON SURVEY EXECUTED BY GREMLEY & BIEDERMANN DATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.
11. POSSIBLE PARTY WALL AND RIGHTS THERETO, IF ANY, ALONG THE WEST LINE OF THE LAND, AS DISCLOSED ON SURVEY EXECUTED BY GREMLEY & BIEDERMANNDATED NOVEMBER 7, 2017, LAST REVISED NOVEMBER 15, 2017, ORDER NO. 2017-24692-001.

Property of Cook County Clerk's Office