

# UNOFFICIAL COPY

This document was prepared  
by and after recording mail to:

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\*10040440800\*

Doc# 18040440800 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/09/2018 01:16 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THIS INDENTURE is made this 8 day of February, 2018, but effective as of February 1, 2018, between **Brick & Mortar Limited Partnership, an Illinois limited partnership ("Grantor")** and **Brick & Mortar Property, L.L.C., a Delaware limited liability company ("Grantee")**, of 1474 Techny Road, Northbrook, Illinois 60062. For and in consideration of the sum of Ten and 00/100 Dollars 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.

Address of Real Estate: 646 North Michigan Avenue, Chicago, Illinois 60611

Subject to real estate taxes not yet due and payable; covenants, conditions, restrictions and easements of record; existing leases and tenancies.

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 above.

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

2/1/18  
Date

Mark Rahm agent  
Agent

8626070

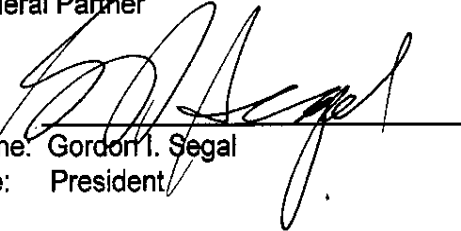
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

BRICK & MORTAR LIMITED PARTNERSHIP, an Illinois limited partnership

By: 646 MICHIGAN LTD., an Illinois corporation, General Partner

By:   
Name: Gordon I. Segal  
Title: President

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Gordon I. Segal, the President of 646 MICHIGAN, LTD., an Illinois corporation, the General Partner of BRICK & MORTAR LIMITED PARTNERSHIP, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, 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 corporation and limited partnership, for the uses and purposes therein set forth.


Dated this 1 day of February, 2018.





  
Notary Public

Send subsequent tax bills to:

Brick & Mortar Property, L.L.C.  
1474 Techny Road  
Northbrook, Illinois 60062

REAL ESTATE TRANSFER TAX		09-Feb-2018
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
17-10-113-003-0000   20180201694684   1-588-369-440		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-Feb-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
17-10-113-003-0000   20180201694684   0-662-787-104		

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## EXHIBIT A

The Northeast 1/4 (except the East 75.00 feet thereof taken for widening of North Michigan Avenue) of Block 34 in Kinzie's Addition to Chicago, Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-10-113-003-0000

Address of Real Estate: 646 North Michigan Avenue, Chicago, Illinois 60611

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

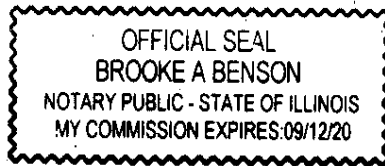
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Feb 1, 2018

Signature: *Maunh Polu*  
Grantor of Agent

Subscribed and sworn to before me<sup>n</sup>  
by the said Maribeth Robinson  
this 1 day of Feb, 2018

Notary Public Brooke A. Benson



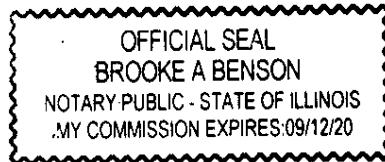
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated Feb 1, 2018

Signature: *Maunh Polu*  
Grantee of Agent

Subscribed and sworn to before me<sup>n</sup>  
by the said Maribeth Robinson  
this 1 day of Feb, 2018

Notary Public Brooke A. Benson



NOTE: 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 the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)