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Doc# 1805206206 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2018 03:43 PM PG: 1 OF 5

This document was prepared by
Daniel G. Lauer, Esq.
Daniel G. Lauer & Associates, P.C.
1424 West Division Street
Chicago, Illinois 60642

When recorded return to:
Fleet Portfolio, LLC
c/o Sterling Bay, LLC
1040 W. Randolph Street
Chicago, Illinois 60607

17CR5504017LFE-Tms

(1 of 1)

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

A.L.L. Masonry Construction Co., Inc., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 1414 West Willow Street, Chicago, Illinois 60642 (the "Grantor"), for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to Fleet Portfolio, LLC, a Delaware limited liability company, having its principal office at 1040 West Randolph Street, Chicago, Illinois 60607, (the "Grantee") the real property more particularly described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever claiming, or to claim the same or any part thereof through or under Grantor but not otherwise, subject however to the Permitted Exceptions.

Address of Real Estate: 1414 West Willow Street, Chicago, IL 60642
Permanent Index Number: 14-32-311-004-0000

Exempt under provisions of Paragraph L, Section 3-33-060
of the City of Chicago Real Property Transfer Tax Code
Grantor/Grantee/Representative
Date: February 15, 2018

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Dated this 15th day February, 2018

A.L.L. Masonry Construction Co., Inc.,
An Illinois corporation

By: [Signature]
Luis Puig, Its President

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Luis Puig, President of A.L.L. Masonry Construction Co., Inc., an Illinois Corporation, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

Given under my hand and official seal, this 15th day of February, 2018



[Signature]


NOTARY PUBLIC



SEAL

SEND FUTURE TAX BILLS TO:
Fleet Portfolio, LLC
1040 W. Randolph Street
Chicago, Illinois 60607
Attn: Andy Gloor

REAL ESTATE TRANSFER TAX		21-Feb-2018
	COUNTY:	5,725.00
	ILLINOIS:	11,450.00
	TOTAL:	17,175.00
14-32-311-004-0000 20180201601105 0-654-113-312		

REAL ESTATE TRANSFER TAX		21-Feb-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-32-311-004-0000 20180201601105 0-156-271-648		

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

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 17CR5504017LFE

For APN/Parcel ID(s): 14-32-311-004-0000

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, BEING A PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF WEST WILLOW STREET AND THE SOUTHERLY LEG OF THE WESTERNMOST BOUNDARY OF BLOCK 1 AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID STREET, A DISTANCE OF 46.45 FEET; THENCE NORTHERLY PARALLEL TO THE SOUTHERLY LEG OF THE WESTERNMOST BOUNDARY OF SAID BLOCK 1, A DISTANCE OF 80.00 FEET TO A LINE, THAT IS 80.00 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF WEST WILLOW STREET, EXTENDED EAST; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHERLY AND WESTERLY ALONG SAID DOCK LINE TO THE NORTHWESTERLY CORNER OF BLOCK 1; THENCE SOUTHERLY ALONG THE NORTHERLY LEG OF THE WESTERNMOST BOUNDARY OF SAID BLOCK TO AN ANGLE POINT; THENCE ALONG THE SOUTHERLY LEG OF SAID WESTERNMOST BOUNDARY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, BEING A PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF WEST WILLOW STREET AND THE SOUTHERLY LEG OF THE WESTERN MOST BOUNDARY OF BLOCK 1 AFORESAID; THENCE NORTH 62 DEGREES, 31 MINUTES, 52 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID STREET, A DISTANCE OF 46.45 FEET; THENCE NORTH 27 DEGREES, 50 MINUTES, 59 SECONDS WEST PARALLEL TO THE SOUTHERLY LEG OF THE WESTERN MOST BOUNDARY OF SAID BLOCK 1, A DISTANCE OF 80.00 FEET TO A LINE, THAT IS 80.00 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF WEST WILLOW STREET, EXTENDED EAST; THENCE NORTH 62 DEGREES, 31 MINUTES, 52 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 559.08 FEET TO THE WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTH 56 DEGREES, 42 MINUTES, 43 SECONDS WEST A DISTANCE OF 129.76 FEET; THENCE 64.24 FEET ALONG THE ARC OF A CIRCLE WITH A RADIUS OF 60.00 FEET CONCAVE SOUTHERLY AND WHOSE CHORD HAS A BEARING OF NORTH 87 DEGREES, 22 MINUTES, 58 SECONDS WEST, A DISTANCE OF 61.21 FEET; THENCE SOUTH 61 DEGREES, 56 MINUTES, 47 SECONDS WEST A DISTANCE OF 62.41 FEET; THENCE SOUTH 63 DEGREES, 39 MINUTES, 41 SECONDS WEST A DISTANCE OF 30.62 FEET; THENCE SOUTH 68 DEGREES, 08 MINUTES, 19 SECONDS WEST A DISTANCE OF 27.72 FEET; THENCE SOUTH 70 DEGREES, 08 MINUTES, 19 SECONDS WEST A DISTANCE OF 18.17 FEET; THENCE 15.41 FEET ALONG THE ARC OF A CIRCLE WITH A RADIUS OF 10.05 FEET

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EXHIBIT A LEGAL DESCRIPTION (continued)

CONCAVE EASTERLY AND WHOSE CHORD HAS A BEARING OF SOUTH 04 DEGREES, 22 MINUTES, 35 SECONDS WEST, A DISTANCE OF 13.94 FEET; THENCE SOUTH 26 DEGREES, 02 MINUTES, 24 SECONDS EAST A DISTANCE OF 4.13 FEET; THENCE SOUTH 62 DEGREES, 12 MINUTES, 38 SECONDS WEST A DISTANCE OF 44.67 FEET; THENCE SOUTH 62 DEGREES 35 MINUTES 58 SECONDS WEST A DISTANCE OF 79.69 FEET; THENCE SOUTH 61 DEGREES 29 MINUTES 31 SECONDS WEST A DISTANCE OF 32.65 FEET; THENCE SOUTH 09 DEGREES, 02 MINUTES, 11 SECONDS EAST A DISTANCE OF 9.88 FEET; THENCE SOUTH 86 DEGREES, 27 MINUTES, 55 SECONDS WEST A DISTANCE OF 44.02 FEET; THENCE 55.32 FEET ALONG THE ARC OF A CIRCLE WITH A RADIUS OF 101.95 FEET CONCAVE SOUTHERLY AND WHOSE CHORD HAS A BEARING OF SOUTH 76 DEGREES, 46 MINUTES, 10 SECONDS WEST, A DISTANCE OF 54.64 FEET; THENCE 39.23 FEET ALONG THE ARC OF A CIRCLE WITH A RADIUS OF 122.13 FEET CONCAVE NORTHERLY AND WHOSE CHORD HAS A BEARING OF NORTH 87 DEGREES, 10 MINUTES, 52 SECONDS WEST, A DISTANCE OF 39.06 FEET; THENCE 14.93 FEET ALONG THE ARC OF A CIRCLE WITH A RADIUS OF 21.55 FEET CONCAVE SOUTHERLY AND WHOSE CHORD HAS A BEARING OF SOUTH 75 DEGREES, 56 MINUTES, 18 SECONDS WEST, A DISTANCE OF 14.63 FEET, TO THE NORTHWESTERLY CORNER OF BLOCK 1 AFORESAID; THENCE SOUTH 03 DEGREES, 55 MINUTES, 29 SECONDS EAST A DISTANCE OF 105.96 FEET; THENCE SOUTH 27 DEGREES, 50 MINUTES, 59 SECONDS EAST A DISTANCE OF 160.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1414 West Willow Street
Chicago, Illinois, 60642

PIN: 14-32-311-004-0000

Cook County Clerk's Office

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EXHIBIT B
Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF 2017 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.
2. RIGHTS OF A.L.L. MASONRY CONSTRUCTION CO., AS TENANT ONLY, WITHOUT PURCHASE RIGHTS OR RIGHTS OF FIRST REFUSAL.
3. RIGHTS OF UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY, AND THE PUBLIC IN AND TO THAT PART OF LAND LYING WITHIN THE BED OF THE NORTH BRANCH OF THE CHICAGO RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATERS OF SAID RIVER.
4. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF THE UTILITY POLES, AERIAL WIRES AND STORM CATCH BASINS AS DISCLOSED ON THE SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED DECEMBER 12, 2017 ORDER NO. 2017-24738-001 LAST REVISED FEBRUARY 7, 2018.

Cook County Clerk's Office