

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED ILLINOIS STATUTORY

*MAIL TO:*

The Denny Law Firm, PLLC  
Mark S. Denny, Esq.  
11020 David Taylor Drive, #201  
Charlotte, NC 28262

Doc# 1805318022 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2018 03:37 PM PG: 1 OF 3

*SEND TAX BILLS TO:*

Caocao-Hwy LLC  
c/o Sejong Yoon  
333 S. Mission Road  
Los Angeles, CA 90033  
40034056/4056A (1/18)

THE GRANTOR, HARLEM 2016 LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois, of Northbrook, Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby grant, bargain and sell to GRANTEE, CAO CAO-HWY, LLC, an Illinois limited liability company, duly organized an existing under and by virtue of the laws of the State of Illinois, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 24 (EXCEPT THERE FROM THE SOUTH EASTERLY 50 FEET) IN OWNERS DIVISION OF LOTS 1 TO 24 IN BLOCK 43 IN SUBDIVISION OF BLOCKS 6, 39, 40, 42, 43 AND LOT 12 IN BLOCK 37 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: . 13-06-102-001-0000; 13-06-102-015-0000 &  
13-06-102-021-0000

Address of Real Estate: 6340-6346 North Northwest Highway, Chicago, IL 60631

SUBJECT only to the Permitted Encumbrances set forth on Exhibit A attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

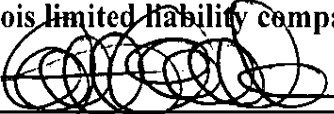
GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said premises against all claims by, through or under Grantor, but not otherwise.

(SIGNATURE PAGE FOLLOW)

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Dated this 20 day of February, 2018

**HARLEM 2016 LLC**  
 an Illinois limited liability company

By:   
**Arthur Goldner, its Manager**

STATE OF ILLINOIS        )  
   ) ss.  
 COUNTY OF COOK        )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Arthur Goldner, as Manager of HARLEM 2016 LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and official seal, this 20<sup>th</sup> day of February, 2018



 (Notary Public)

*Prepared By: Daniel M. Loewenstein*  
 Saul Ewing Arnstein & Lehr LLP  
 161 N. Clark Street, Suite 4200  
 Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX		22-Feb-2018	
	COUNTY:	1,918.00	
	ILLINOIS:	3,836.00	
	TOTAL:	5,754.00	
13-06-102-001-0000   20180201604249   1-988-426-272			

REAL ESTATE TRANSFER TAX		22-Feb-2018	
	CHICAGO:	28,770.00	
	CTA:	11,508.00	
	TOTAL:	40,278.00 *	
13-06-102-001-0000   20180201604249   1-994-120-224			

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

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## EXHIBIT A "PERMITTED EXCEPTIONS"

1. LEASE DATED JULY 21, 2015 MADE BY HARLEM 2016 LLC TO STARBUCKS CORPORATION, A WASHINGTON CORPORATION, AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED NOVEMBER 4, 2016 AS DOCUMENT NO. 1630915072, DEMISING THE LAND FOR A TERM OF 10 YEARS BEGINNING JULY 21, 2015 AND ENDING JULY 21, 2025, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE. NOTES: SAID LEASE PROVIDES FOR FOUR CONSECUTIVE FIVE-YEAR RENEWAL OPTIONS. SAID LEASE PROVIDES FOR A RIGHT OF FIRST OFFER IN THE TENANT TO PURCHASE THE LEASED PREMISES.
2. UNRECORDED LEASE IN FAVOR OF CELLULAR SALES OF ILLINOIS, LLC.
3. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN THE LEASE RECORDED NOVEMBER 4, 2016 AS DOCUMENT NO. 1630915072, RELATING TO THE LEASE GRANTS TO TENANT THE EXCLUSIVE RIGHT TO SELL IN THE SHOPPING CENTER (A) WHOLE OR GROUND COFFEE BEANS; (B) ESPRESSO, ESPRESSO-BASED DRINKS, OR COFFEE-BASED DRINKS; (C) TEA OR TEA-BASED DRINKS; (D) BREWED COFFEE; OR (E) BLENDED BEVERAGES INCLUDING, WITHOUT LIMITATION, THOSE CONTAINING ANY OF THE FOLLOWING: COFFEE, ESPRESSO, TEA, MILK, CREAM, JUICE, AND/OR FRUIT. NOTWITHSTANDING THE FOREGOING, OTHER TENANTS ON THE PROPERTY MAY SELL BREWED COFFEE OR BREWED TEA THAT IS NEITHER (I) GOURMET NOR (II) BRAND IDENTIFIED AND MAY ALSO SELL PRE-BOTTLED TEA OR PRE-BOTTLED TEA BASED DRINKS. FOR PURPOSES OF THE LEASE, "GOURMET" SHALL BE DEFINED AS: (A) ARABICA BEAN-BASED OR (B) SOURCED FROM A GOURMET COFFEE OR TEA BRAND SUCH AS COFFEE BEAN & TEA LEAF, INTELLIGENTSIA, PEETS, CARIBOU, DUNKIN DONUTS OR SIMILAR BRANDING. "BRAND IDENTIFIED" SHALL MEAN COFFEE OR TEA THAT IS ADVERTISED OR MARKETED WITHIN THE PREMISES BY ITS BRAND NAME, OR SERVED IN A BRAND-IDENTIFIED CUP.
4. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE NO FURTHER REMEDIATION LETTER DATED NOVEMBER 8, 2008 AND ATTACHED TO THE LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED DECEMBER 8, 2008 AS DOCUMENT NO. 0834329007.
5. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE SUBJECT LAND OVER AND ONTO THE STREET RIGHTS OF WAY WEST AND NORTHEAST AND ADJOINING A DISTANCE OF 0.5 (WEST) FEET AND 0.4 TO 0.5 (NORTHEAST) FEET. MORE OR LESS. AS DISCLOSED BY THE SURVEY BY VANDERSTAPPEN LAND SURVEYING, INC., DATED FEBRUARY 15, 2018, JOB NO. 170619-B.
6. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR POLES, LINES, CONDUIT AND INCIDENTAL PURPOSES, OVER, UPON AND ALONG THE LAND AS DISCLOSED THEREIN, RECORDED SEPTEMBER 8, 2017 AS DOCUMENT NO. 1725119005.
7. GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.