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SPECIAL WARRANTY DEED

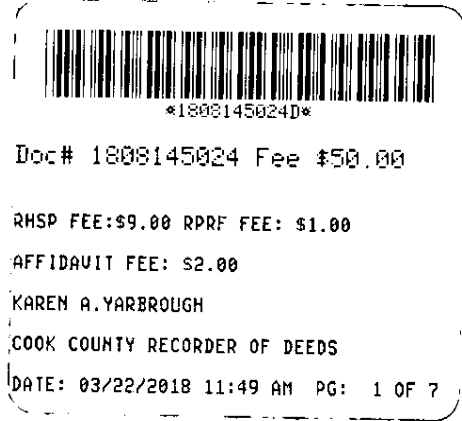
THIS DOCUMENT WAS)
PREPARED BY:)

Goldberg Weprin Finkel Goldstein LLP)
1501 Broadway, 22nd Floor)
New York, New York 10036)

AFTER RECORDING)
RETURN TO:)

Ward | Molloy, F.C.)
800 McIntyre Building)
68 South Main Street, 8th Floor)
Salt Lake City, Utah 84101)

Attn: Brynn Hill)
Record and Return to:)
Madison Title Agency, LLC)
National Commercial Dept)
1125 Ocean Avenue)
Lakewood, NJ 08701)
MTA 123763)



[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 26 day of February, 2018, by CL SOUTHGATE LLC, a Delaware limited liability company, as to an undivided 90.05077% tenancy in common interest, and CL SOUTHGATE ANNEX LLC, a Delaware limited liability company, as to an undivided 9.94923% tenancy in common interest (collectively, the "Grantor"), each having an office c/o Castle Lanter a Properties LLC, 1 Executive Boulevard, Suite 204, Suffern, New York 10901, to BRIDGE VF JL MIDPOINTE LLC, a Delaware limited liability company, having an office at 111 Segoe Lily Drive, Suite 400, Sandy, Utah 84070 (the "Grantee").

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois commonly known as 4050-4064 West 115th Street, Chicago, Illinois 60655 and legally described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").


TO HAVE AND TO HOLD the Property subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

WJ



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Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it *WILL WARRANT AND FOREVER DEFEND* the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[Signature page to follow]

REAL ESTATE TRANSFER TAX		22-Mar-2018
	CHICAGO:	371,250.00
	CTA:	148,500.00
	TOTAL:	519,750.00 *
24-22-202-003-0000 20180201606111 2-075-389-472		

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

REAL ESTATE TRANSFER TAX		22-Mar-2018
	COUNTY:	24,750.00
	ILLINOIS:	49,500.00
	TOTAL:	74,250.00
24-22-202-003-0000 20180201606111 1-595-076-128		

Property of Cook County Clerk's Office

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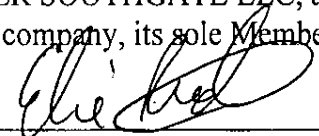
IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

CL SOUTHGATE LLC, a Delaware limited liability company

By: MM CL SOUTHGATE LLC, a Delaware limited liability company, its Manager

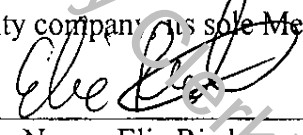
By: ER SOUTHGATE LLC, a Delaware limited liability company, its sole Member

By: 
Name: Elie Rieder
Title: Managing Member

CL SOUTHGATE ANNEX LLC, a Delaware limited liability company

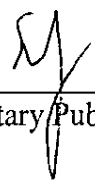
By: MM CL SOUTHGATE LLC, a Delaware limited liability company, its Manager

By: ER SOUTHGATE LLC, a Delaware limited liability company, its sole Member

By: 
Name: Elie Rieder
Title: Managing Member

STATE OF NEW YORK)
COUNTY OF) ss:

On the 12 day of February in the year 2018, before me, the undersigned, personally appeared Elie Rieder, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

STEWART WOLF
NOTARY PUBLIC-STATE OF NEW YORK
No. 02WO6118856
Qualified In Queens County
My Commission Expires 01-30-2021

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Exhibit A to Special Warranty Deed

Legal Description

THE EAST 15 ACRES (EXCEPT THE EAST 195 FEET AND EXCEPT THE SOUTH 50 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS ALSO KNOWN AS:

PARCEL 1: THE NORTH 160.0 FEET OF THE SOUTH 530 FEET OF THE EAST 15 ACRES (EXCEPT THE EAST 195.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2: THE NORTH 160 FEET OF THE SOUTH 690.0 FEET OF THE EAST 15 ACRES (EXCEPT THE EAST 195.0 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3: THE NORTH 160 FEET OF THE SOUTH 850.0 FEET OF THE EAST 15 ACRES (EXCEPT THE EAST 195.0 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 4: THE NORTH 160.0 FEET OF THE SOUTH 1010.0 FEET OF THE EAST 15 ACRES (EXCEPT THE EAST 195.0 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 5: THE NORTH 160.0 FEET OF THE SOUTH 1170.0 FEET OF THE EAST 15 ACRES (EXCEPT THE EAST 195.0 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 6: THE EAST 15 ACRES (EXCEPT THE EAST 195.0 FEET THEREOF AND EXCEPT THE SOUTH 1170.0 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS THE NORTH 159.87 FEET OF THE SOUTH 1329.87 FEET OF THE EAST 15 ACRES (EXCEPT THE EAST 195.0 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 7: THE NORTH 320 FEET OF THE SOUTH 370. FEET (EXCEPT THE EAST 195.0 FEET THEREOF) OF THE EAST 15 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

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ALL IN COOK COUNTY, ILLINOIS.

Common Address: 4050-4064 West 115th Street, Chicago, Illinois 60655 Permanent Index
Number: 24-22-202-003-0000

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Taxes for the years 2018 and all subsequent years which are not yet due and payable.
2. Easement granted to Illinois Bell Telephone Company and Commonwealth Edison Company, their successors and assigns, to install, maintain, repair and operate their equipment together with right of access thereto as created by grant recorded November 13, 1969 as Document 21011567 and the terms and provisions contained therein. (affects Parcel 7)
3. Easement in favor of the City of Chicago as contained in Ordinance recorded January 16, 1970 as Document 21059783 whereby the City of Chicago has a right of way in and to, with the right and privilege and authority to construct, maintain, clean, repair, alter, use and operate water appurtenances and sanitary sewers with right of access thereto and as shown on plat of easement recorded as Document 21062477. (affects part of Parcels 1 to 7)
4. Easement for ingress and egress to and for the use, maintenance, repair and replacement of a swimming pool as created by declaration recorded October 28, 1970 as Document 21302093. (affects Parcels 2 and 3)
5. Easement to the City of Chicago in and to the east 20 feet of the west 40 feet of the land for installation and operation of sewers.
6. Reciprocal easements for the benefit of Parcels 1 to 7 as set forth in declaration recorded October 28, 1970 as Document 21302093 for ingress and egress and for the use of the swimming pool for the purpose of recreation, maintenance, repair and replacement as well as ingress and egress to the pool, and the terms and provisions contained therein.
7. Unrecorded easements for Commonwealth Edison Company and Illinois Bell Telephone Company to use and maintain their facilities as disclosed by survey by Edward J. Molloy & Associates Ltd. dated October 15, 2004. (affects Parcels 1 to 6)
8. Easement granted to the Metropolitan Sanitary District of Greater Chicago, recorded as Document 25381000 for a permanent subterranean easement and the right, privilege and authority to construct, operate, repair and maintain a sewer and the terms and provisions contained therein. (affects Parcel 7)
9. Unrecorded easement to the City of Chicago to maintain water mains along the east line of the land as shown on plat of survey by Edward J. Molloy & Associates dated October 15, 2004.
10. Possible unrecorded utility easement for sanitary sewer as disclosed by an 8 inch clay line running through the land and a 6 inch clayline running through the land as disclosed by survey by Edward J. Molloy & Associates Ltd dated October 15, 2004.

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11. Encroachment of the chain link fence located mainly on the land over onto the public way south and adjoining the land as disclosed by plat of survey by Edward J. Molloy & Associates Ltd dated October 14, 2004.
12. Non-exclusive easement granted to Horizon LLC recorded August 28, 2003 as Document 0325310079 to install, maintain, repair and operate equipment installed for the purpose of high speed Internet access and other services to the property.
13. Easements and all matters contained in Special Warranty Deed from GLC Developments Partners LLC to Southgate Multifamily LLC recorded November 1, 2010 in Document 1030510080.
14. Grant of Easement from CL Southgate LLC to Comcast of South Chicago, Inc., dated May 23, 2016 and effective as of August 15, 2016, recorded March 23, 2017 in Document 1708242078.
15. All conditions, matters, easements and setback lines as set forth on Plat of Easement recorded in Document 21062477.
16. Terms and provisions of the Lease by and between Southgate Associates and Macke Laundry Service, as successor in interest to Best Coin, Inc. as evidenced by a Subordination Agreement dated September 5, 1997 and recorded on September 12, 1997 as Document 9767502.
17. The matters set forth in that certain Survey prepared by Thomas A. Molloy of Edward J. Molloy & Associates, Ltd., Project/Job Number 355, dated 02/12/2014.
18. Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (and any exhibits), dated as of May 30, 2017, executed by Southgate Apartments Owner LLC for the benefit of Berkeley Point Capital LLC in the original principal amount of \$40,000,000.00 recorded in the Cook County Recorder of Deeds on June 2, 2017 in Document 1715342075.
19. Assignment of Security Instrument dated effective as of May 30, 2017, recorded in the Cook County Recorder of Deeds on June 2, 2017 as Document #1715342076.
20. Uniform Commercial Code Financing Statement naming Southgate Apartments Owner LLC as debtor and naming Fannie Mae, as secured party, filed 6/2/2017 as Filing No. 2017 3624845.