

# UNOFFICIAL COPY

**This Instrument was prepared by  
and after recording, please mail to:**

R. Kymn Harp, Esq.  
Robbins, Salomon & Patt, Ltd.  
180 N. LaSalle Street, Suite 3300  
Chicago, Illinois 60601



Doc# 1810813068 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2018 03:43 PM PG: 1 OF 4

**Mail Subsequent Tax Bills to:**

HARRY WELLS LLC  
701 South Wells Street, Suite 3401  
Chicago, Illinois 60607

(Space Above this Line for County Recorder's Use Only)

## SPECIAL WARRANTY DEED

**THIS INDENTURE** is made as of this 18th day of April, 2018, by HARRISON WELLS PARTNERS LLC, an Illinois limited liability company, whose address is 701 South Wells Street, Suite 3401, Chicago, Illinois 60607 ("**Grantor**"), in favor of HARRY WELLS LLC, an Illinois limited liability company, whose address is 701 South Wells Street, Suite 3401, Chicago, Illinois 60607 ("**Grantee**"), **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and incorporated herein by reference.

Together with all and singular of the hereditaments and appurtenances hereunto 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 of whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises; **TO HAVE AND TO HOLD** the said premises as above described, with the hereditaments and appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that Grantor 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 Grantor **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor with respect to matters done or suffered by Grantor, or persons claiming by, through or under Grantor, subject to: **ALL EXISTING ENCUMBRANCES AND MATTERS OF RECORD.**

REAL ESTATE TRANSFER TAX		18-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-16-401-010-0000 | 20180401647041 | 1-389-904-160

REAL ESTATE TRANSFER TAX		18-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-16-401-010-0000 | 20180401647041 | 1-086-112-032

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

JA



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF BLOCK 88 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, ALL TAKEN AS ONE TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST HARRISON STREET WITH THE WEST LINE OF SOUTH WELLS STREET, SAID POINT BEING 10.00 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 88 AFORESAID, AND RUNNING THENCE SOUTH 01 DEGREES 35 MINUTE 33 SECONDS EAST ALONG THE WEST LINE OF SOUTH WELLS STREET, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 24 MINUTES 47 SECONDS WEST ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID WEST LINE OF SOUTH WELLS STREET, A DISTANCE OF 220.00 FEET; THENCE NORTH 01 DEGREES 35 MINUTE 13 SECONDS WEST ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH WELLS STREET, A DISTANCE OF 96.58 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 47 SECONDS EAST, 213.71 FEET TO A POINT ON THE WEST LINE OF A TRACT DEEDED TO THE CITY OF CHICAGO BY DOCUMENT RECORDED FEBRUARY 1, 2011, AS DOCUMENT 1103231025; THENCE SOUTH 06 DEGREES 36 MINUTES 51 SECONDS EAST, ALONG SAID WEST LINE OF SAID TRACT, A DISTANCE OF 71.76 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES 13 SECONDS EAST, 25.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS:**

PART OF 600 SOUTH WELLS STREET, CHICAGO, ILLINOIS 60607

**PARCEL ID NUMBER(S):**

PART OF 17-16-401-010-0000

# UNOFFICIAL COPY

## STATEMENT OF GRANTOR / GRANTEE

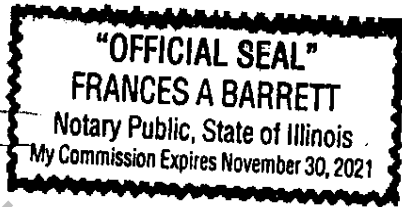
The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: April 18, 2018

Signature: \_\_\_\_\_  
Grantor or Grantor's Agent

Subscribed and sworn to before me  
by the said AGENT  
this 18<sup>th</sup> day of April, 2018

*Frances A Barrett*  
\_\_\_\_\_  
Notary Public



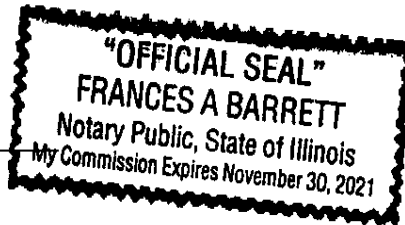
The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: April 18, 2018

Signature: \_\_\_\_\_  
Grantee or Grantee's Agent

Subscribed and sworn to before me  
by the said AGENT  
this 18<sup>th</sup> day of April 5, 2018, 2018

*Frances A Barrett*  
\_\_\_\_\_  
Notary Public



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 4 of the Illinois Real Estate Transfer Tax Act.)