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Brown, Udell, Pomerantz & Delrahim, Ltd. Michael J. Delrahim, Esq. 225 W. Illinois Street, Suite 300 Chicago, Illinois 60654

AFTER RECORDING RETURN TO AND MAIL SUBSEQUENT TAX BILLS TO: Strategic Wells, LLC

c/o Strategic Properties of North America

1200 River Avenue, Building 4

Lakewood, New Jersey 08701

Doc# 1815841163 Fee \$46.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2018 03:07 PM PG: 1 OF 5

[This space reserved for recording data.]

#### SPECIAL WARRANTY DEED

THE GRANTOR Barbara J. Jacobs, as Trustee under Trust Agreement dated January 28, 2008 and known as the Bar of ra J. Jacobs Revocable Trust of 1749 N Wells Street Unit 212, CHICAGO IL 60614 for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand pad CONVEYS TO GRANTEE, STRATEGIC WELLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of 1200 River Avenue, Building 4, Lakewood, New Yorsey (870), the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION AT ACHED HERETO AS EXHIBIT A AND MADE A PAKT HEREOF

TO HAVE AND TO HOLD the Real Estate, subject ONLy to the matters set forth on EXHIBIT B attached hereto and made a part hereof (the "Permitted Exceptions"), unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Granter does hereby warrant the title to the Real Estate and will defend the title to the Real Estate against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TA	X	03-Jun-2018
REAL ESTATE INCIDENT	COUNTY: ILLINOIS: TOTAL:	235.25 470.50 705.75
	1 20180501681103	0-288-118-048

REAL ESTATE TRANSFER TAX		03-Jun-2018
	CHICAGO:	3,528.75
	CTA:	1,411,50
	TOTAL:	4,940.25 *

14-33-414-044-1011 | 20180501681103 | 2-122-505-504



<sup>\*</sup> Total does not include any applicable penalty or interest due.

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# UNOFFICIAL COPY

Birbara J. Jacobs, as Trustee under Trust Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Revocable Trust  STATE OF  I, the undersigned, a Notary Fublic, in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara J. Jacobs, as Trustee under Trust Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Revocable Trust, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their free and voluntary acts in the capacity noted above, for the uses and purposes therein set forth.  Given under my hand and official seal this  OFFICIAL SEAL*  Notary Public My commission expires:  31819  TOFFICIAL SEAL* Notary Public, State of Illinois Ny commission expires 03/18/19	In Witness Whereof, the Grantor have caused their names to be signed to these presents this day of
Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Revocable  Trust  STATE OF	2m
Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Revocable  Trust  STATE OF	Raybara L. Jacobs of Trustala vallar Trust
known as the Barbara J. Jacobs Revocable  Trust  STATE OF ( ) )SS  COUNTY OF ( )SS  I, the undersigned, a Netary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara J. Jacobs, as Trustee under Trust Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Revocable Trust, and personally known to me to be the same person(s whose name(s) is/are subscribed to the foleology instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their free and voluntary acts in the capacity noted above, for the uses and purposes therein set forth.  Given under my hand and official seal this ( ) OFFICIAL SEAL** ( ) USLIE L. SIMPSON Notary Public, State of Minois	
STATE OF  COUNTY OF  I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara J. Jacobs, as Trustee under Trust Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Revocable Trust, and personally known to me to be the same person(s whose name(s) is/are subscribed to the force oing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivere a such instrument as his/her/their free and voluntary acts in the capacity noted above, for the uses and purposes therein set forth.  Given under my hand and official seal this of March 20/8  Notary Public  My commission expires:  31819  TOFFICIAL SEAL*  JULIE L. SIMPSON  Note: y Public, State of Illinois	
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara J. Jacobs, as Trustee under Trust Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Reveable Trust, and personally known to me to be the same person(s whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their free and voluntary acts in the capacity noted above, for the uses and purposes therein set forth.  Given under my hand and official seal this of March, 20/8  Notary Public  My commission expires:  31819  TOFFICIAL SEAL*  JULIE L. SIMPSON  Notary Public, State of Illinois	Trust
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Notary Public  My commission expires: 31819  Out 5800  Notary Public  Notary Publ	CERTIFY that Barbara J. Jacobs, as Trustee under Trust Agreement dated January 28, 2008 and known as the Barbara J. Jacobs Revecable Trust, and personally known to me to be the same person(s whose name(s) is/are subscribed to the foceoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their free and voluntary acts
Notary Public  My commission expires: 31819  Out 5800  Notary Public  Notary Publ	Given under my hand and official seal this of March 20/8
My commission expires: 3/8/19 JULIE L. SIMPSON Note: v Public, State of Illinois	Louison 2
	My commission expires: JULIE L. SIMPSON Nc.e.v Public, State of Illinois
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#### **EXHIBIT A TO DEED**

#### **LEGAL DESCRIPTION**

#### PARCEL 1:

UNIT'212, IN THE KENNELLY SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO CERTAIN LOTS IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUT'AW EST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25156051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR INGRESS AND ECRESS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 25156050, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-414-044-1011

Commonly known as: Unit 212, 1749 North Wells Street, Chizago, Illinois 60614

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#### **EXHIBIT B TO DEED**

#### PERMITTED EXCEPTIONS

- 1. General and special taxes and assessments not yet due and payable as of the Closing Date.
- 2. Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium, dated September 18, 1979, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") on September 20, 1979 as document no. 25156051.
- 3. Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium (the "Amended and Restated Declaration"), dated august 7, 1996, and recorded in the Recorder's Office on August 28, 1996 as document no. 96660706.
- 4. First Amendmen' to the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium, dated August 12, 2014, and recorded in the Recorder's Office (n August 15, 2014, as document no. 1422734088.
- 5. Amendments to the Amender' and Restated Declaration combining certain Units recorded as documents nos. 1426113005, 1426113007, 08: 3722055, 1428118016, 1426113006, and 1426113008.
- 6. Corrective Amendment to the Anended and Restated Declaration of Condominium Ownership for Kennelly Square Condominium Association, dated November 2, 2017, and recorded in the Recorder's Office on November 3, 2017, as document No. 1730713046; and Corrective Amendment to Amended and Restated Declaration of Condominium Ownership for Kennelly Square Condominium Association, dated February 13, 2018, and recorded in the Recorder's Office on February 14, 2018, as document No 1804518047.
- Declaration of Easements, Conditions and Restrictions dated September 18, 1979, and recorded September 20, 1979, as document no. 25156050, and that certain Foolaration of Covenants, Conditions and Restrictions for the Warehouse, dated February 25, 1981 and recorded February 4, 1982, as document no. 26134835, as amended by the certain Declaration of Easements, Restrictions and Covenants recorded October 17, 1984 as document no. 27298335, as amended by those certain documents dated as of January 1, 2009 and recorded as document no. 0909118059; dated as of December 20, 2002 and recorded as document no. 0030103076; and dated as of July 10, 2014.
  - 8. Encroachment of cave over and onto northern property as disclosed by survey No. 971465.
- 9. Encroachment of brick walk located mainly on the Property over and onto southern property about 0.08 feet as disclosed by survey No. 974165.
- Urban Renewal Plan known as Lincoln Park Project No. 1, a copy of which was recorded April 12, 1967 as document no. 20107662, and amendment recorded December 6, 1968 as document no. 20696306.

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- 11. The following matters identified by Emmet Kennedy and company, Survey No. 7402-012 "L/L" and No. 7309-023 dated November 1, 1973:
  - (b) Encroachment of the 3 story brick building number 1760 located on the land north and adjoining the Property over onto the Property by 0.18 of a foot at its westerly point to 0.16 of a foot at its easterly point;
  - (c) Encroachment of blower duct located mainly on the Property over onto the land east and adjoining by 0.80 of a foot from the second floor to the roof of the 8 story building on the Property;
  - Encroachment of a 2 and 8 story brick building number 1750 located mainly on the Property over onto the land north and adjoining by 0.08 of a foot at its westerly point of encroachment to 0.21 of a foot at its easterly point; and
  - (e) Encroachment of a brick church located on the land east and adjoining the Property over onto the Property by 0.08 of a foot at its northerly point of encroachment to 0.07 of a foot at its southerly point.