## **UNOFFICIAL COPY**

This instrument prepared by:

Larry Pachter, Esq. Pachter, Gregory & Raffaldini, P.C. 100 Village Green, Suite 200 Lincolnshire, IL 60069

After recording return to:

Stephanie I. Engstrom, Esq. Jaffe & Berlin, LLC 111 W. Washington, Suite 900 Chicago, IL 60602



Doc# 1816244072 Fee ≇40.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2018 03:39 PM PG: 1 OF 2

## SPECIAL WARRANTY DEED

GRANTOR, 1113 S JEFFERSON LOLDINGS LLC, a Delaware limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, remises, releases, aliens and conveys to GW SOUTH LOOP LLC, an Illinois limited liability company, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

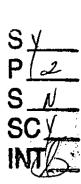
A tract of land in the Southwest 1/4 of Section 16, 7 cwnship 39 North, Range 14, East of the Third Principal Meridian, lying West of the West line of Clinton Street (as widened) South of the South line of DeKoven Street (23 widened). East of the East line of Jefferson Street (as widened) and North cithe North line of Grenshaw Street in Chicago, Cook County, Illinois.

PIN: 17-16-328-026-0000; 17-16-328-027-0000

Commonly known as: 1113 S. Jefferson Street, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, easements and interests appurtenant thereto, including, but not limited to any streets or other public ways adjacent to the real estate and owned by Grantor, all water and mineral rights owned by Grantor, and the reversion and reversions, remainder and remainders. rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises. with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or



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charged, except as herein recited; and hereby WARRANTS AND COVENANTS TO DEFEND unto Grantee, and its successors and assigns, the hereinabove described real estate, with the hereditaments and appurtenances, against Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under Grantor subject to:

Real estate taxes not yet due and payable and covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor has its Manager as of this (1) day of (1) (1)	s caused its name to be signed to these presents by , 2018.			
	1113 S JEFFERSON HOLDINGS LLC, a Delaware limited liability company			
	By: Harry Huzenis			
	ts: Authorized Signatory			
STATE OF ILLINOIS ) ss.				
COUNTY of COOK )				
I,				
Given under my hand and official sea	l, this _/ day of <u>ソレルモ</u> , 2018.			
	Noton Biblis Charles			
OFAID OUROFOLIENT TAY BUILD TO	Notary Rublic OFFICIAL SEAL			

SEND SUBSEQUENT TAX BILLS TO:

GW South Loop LLC 2211 N Elston Ste 304 Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		11-Jun-2018
A CONTRACTOR OF THE PROPERTY O	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-16-328-026-0000	20180501677318	1-344-847-136

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

REAL ESTATE	TRANSFER TA	AX ,	11-Jun-2018
	(And	· COUNTY:	5,200.00
	(374)	ILLINOIS:	10,400.00
		TOTAL:	15,600.00
17-16-328	-026-0000	20190501677240 [	4 470 0 45 700