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Doc#: 1816918002 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2018 09:43 AM Pg: 1 of 5

This instrument prepared by and after recording should be returned to:

Eric Fuglsang, Esq.
Quarles & Brady LLP
300 North LaSalle
Suite 4000
Chicago, IL 60654

Dec ID 20180601693779
ST/CO Stamp 0-008-880-928 ST Tax \$2,750.00 CO Tax \$1,375.00
City Stamp 1-692-738-336 City Tax: \$28,875.00

Property of Cook County
(For Recorder's Use Only)

SPECIAL WARRANTY DEED

1220NBA LLC, an Illinois limited liability company, with offices at 1611 West Division Street, #201, Chicago, Illinois 60622 ("**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by FORT SUMTER 2 LLC, an Illinois limited liability company, with offices at 980 North Michigan Avenue, Suite 825, Chicago, Illinois 60611 ("**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, and CONVEY to Grantee, its successors and assigns, in fee simple, as of this 3th of June, 2018 that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto and all improvements situated thereon (collectively, the "**Property**"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever.


Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through, or under Grantor but not otherwise, subject however, to the Permitted Exceptions.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year first above written.

GRANTOR:

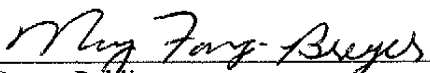
1220NBA LLC,
an Illinois limited liability company

By: 
Name: Robert Buono
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 7th day of June, 2018, by Robert Buono, as the Manager of 1220NBA LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 7th day of June, 2018.


Notary Public
Commission Expires: 6/28/20



Send Future Property Tax Bills To:

Fort Sumner 2, LLC
190 N. Michigan Ave Ste 225
Chicago, IL 60611

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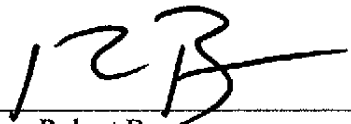
Under penalty of perjury, the undersigned certifies that this transaction is exempt from Illinois Plat Act (765 ILCS 205/1 *et seq.*) because:

- a. X the owner is not subdividing the parcel into two or more parcels; or
- b. _____ exemption no. _____ Sec. 1 of the Act applies.

DATE: June 7, 2018

OWNER OR REPRESENTATIVE:

1220NBA LLC,
an Illinois limited liability company

By: 
Name: Robert Buono
Its: Manager

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EXHIBIT A

LEGAL DESCRIPTION

Lots 64, 65, 66, and 67, all in Block 12 in Canal Trustees' Subdivision of part of the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-05-115-071-0000; 17-05-115-072-0000; 17-0-115-073-0000; 17-05-115-074-0000; 17-05-115-075-0000

Address: 1226 N. Bosworth Avenue, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year(s) 2017 and 2018 that are not yet due or payable.
2. The Land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 1436433016, and is subject to additional taxes under the terms of Said Ordinance and subsequent related ordinances.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Terms, covenants, conditions, restrictions and easements contained in the easement agreement dated September 2, 2016 and recorded September 26, 2016 as document number 1627010052 made by and between 1220NBA, an Illinois limited liability company, and 1209NM, an Illinois limited liability company, as modified by that certain Amended and Restated Easement Agreement dated June 8, 2018 made by and between 1220NBA, an Illinois limited liability company, and 1209NM, an Illinois limited liability company.
5. Exclusive right to use certain parking spaces located on the Land as disclosed by the Memorandum of lease recorded September 26, 2016 as document number 1627010051.
6. Use restriction as contained in the special warranty deed dated August 29, 2016 and recorded September 26, 2016 as document number 1627010050 and as contained in the memorandum of lease recorded September 26, 2016 as document number 1627010051.
7. Encroachment of the fence located mainly on the property North and adjoining onto the Land by approximately 2.06 feet, as shown on Plat of survey number 2016-22454-001 prepared by Gremley & Biedermann dated August 17, 2016.
8. Encroachment of the fence located mainly on the property North and adjoining onto the Land by approximately 0.34 feet, as shown on Plat of survey number 2016-22454-001 prepared by Gremley & Biedermann dated August 17, 2016.
9. Encroachment of the overhead sign located mainly on the Land onto the public right of way East and adjoining by an undisclosed distance, as shown on Plat of survey number 2016-22454-001 prepared by Grimley & Biederman dated August 17, 2016.
10. Encroachment of the overhead signs located mainly on the Land onto the public right of way Northeast and adjoining by an undisclosed distance, as shown on Plat of survey number 2016-22454-001 prepared by Gremley & Biederman dated August 17, 2016.