

UNOFFICIAL COPY

This Instrument Prepared by:

R. Kymn Harp, Esq.
Robbins, Salomon Patt, Ltd.
180 N. LaSalle St., Suite 3300
Chicago, IL 60601

After Recording Return to:

Seyfarth Shaw LLP
Attention: Ira Fierstein, Esq.
233 S. Wacker Drive
Suite 8000
Chicago, Illinois 60606

Mail Tax Statements to:

VGREENLOT, LLC
Attn: John Abell
833 West Jackson Boulevard
Suite 610
Chicago, Illinois 60607



1817834053D

Doc# 1817834053 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/27/2018 11:45 AM PG: 1 OF 4

For Recorder's Use Only

8982551 2 of 4 LATTAN

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed on the date indicated on the acknowledgment, but effective as of June 26, 2018, by **GREENLOT LLC**, an Illinois limited liability company ("**Grantor**"), in favor of **VGREENLOT, LLC**, a Delaware limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby WARRANT as provided in 765 ILCS 5/8, GRANT, BARGAIN, SELL, CONVEY, REMISE, RELEASE and ALIENATE unto Grantee, and its successors and assigns, the following described real property situated in the City of Chicago, County of Cook, State of Illinois and legally described in **Exhibit A** attached hereto and made a part hereof (the "**Land**"), together with (i) all improvements situated on, over and/or under the Land, (ii) all rights, benefits, privileges, easements, tenements, hereditaments, rights-of-way and other appurtenances thereon or in any way appertaining thereto, and (iii) all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land (collectively, the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject only to those matters set forth on **Exhibit B** attached hereto and made a part hereof (collectively, the "**Permitted Exceptions**").

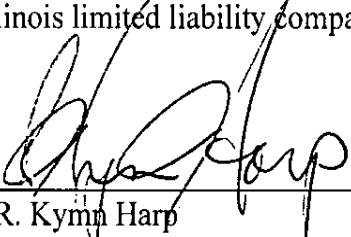
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions and 765 ILCS 5/8, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, the undersigned has delivered this Special Warranty Deed to be effective as of the date first set forth above.

GRANTOR:

GREENLOT LLC,
an Illinois limited liability company

By: 
R. Kymn Harp
Its: Authorized Representative

Property of Cook County Clerk's Office

NOTARIAL ACKNOWLEDGMENT

STATE OF ILLINOIS

)
) ss


COUNTY OF COOK



)

On the 25 day of June, 2018, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. Kymn Harp, personally known to me to be the Authorized Representative of **GREENLOT LLC**, an Illinois limited liability company ("**Company**"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that as such Manager, he executed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Company, for the uses and purposes therein set forth.


Given under my hand and Notary Seal, this 25 day of June, 2018.



 (SEAL)
Notary Public

REAL ESTATE TRANSFER TAX		26-Jun-2018	
	COUNTY:	2,500.00	
	ILLINOIS:	5,000.00	
	TOTAL:	7,500.00	

17-17-227-008-0000 | 20180601607541 | 0-228-318-496

REAL ESTATE TRANSFER TAX		26-Jun-2018	
	CHICAGO:	37,500.00	
	CTA:	15,000.00	
	TOTAL:	52,500.00 *	

17-17-227-008-0000 | 20180601607541 | 1-080-333-088

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

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EXHIBIT A
To Special Warranty Deed

THE SOUTH 1/2 OF LOT 2, ALL OF LOTS 3, 4 AND 5 (EXCEPT THE SOUTH 38.22 FEET) (EXCEPT THE WEST 9 FEET OF ALL OF SAID LOTS FOR ALLEY) IN BLOCK 19 IN DUNCAN'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

310 SOUTH GREEN STREET, CHICAGO, ILLINOIS 60607

PARCEL ID NUMBER(S):

17-17-227-008-0000, 17-17-227-009-0000 AND 17-17-227-016-0000

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EXHIBIT B

To Special Warranty Deed PERMITTED EXCEPTIONS

1. CURRENT REAL ESTATE TAXES FOR 2018 AND TAXES FOR SUBSEQUENT YEARS NOT OTHERWISE DUE AND PAYABLE AT THE TIME OF CLOSING.
2. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS TO APPROVE REVISION NO. 1 TO THE REDEVELOPMENT PLAN FOR SLUM AND BLIGHTED AREA REDEVELOPMENT PROJECT CONGRESS-RACINE A COPY OF WHICH WAS RECORDED APRIL 9, 1969 AS DOCUMENT 20806064.
3. TERMS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS MADE BY AND BETWEEN JACKSON GREEN LLC AND BRIC/SPRINGFIELD LLC DATED JUNE 9, 2006 AND RECORDED JUNE 14, 2006 AS DOCUMENT NUMBER 0616516083.
4. AGREEMENT DATED JUNE 10, 1921 AND RECORDED JULY 11, 1921 AS DOCUMENT 7199406 MADE BY H. MC FARLAND AND COMPANY WITH WILLIAM P. CROCKETT THAT THE NORTH 10 FEET OF LOT 5 AFORESAID SHALL FOREVER REMAIN OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES, ETC. (AFFECTS LOT 5)
5. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.29 FEET TO 0.38 FEET AS SHOWN ON PLAT OF SURVEY NUMBER LS060190 PREPARED BY LAND SURVEYING SERVICES INC. DATED NOVEMBER 1, 2007 AND LAST REVISED NOVEMBER 15, 2007.
6. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER LS060190 PREPARED BY LAND SURVEYING SERVICES INC. DATED NOVEMBER 1, 2007 AND LAST REVISED NOVEMBER 15, 2007.
7. ENCROACHMENT OF THE OVERHEAD AC UNITS LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJACENT OVER AND ONTO THE LAND BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER LS060190 PREPARED BY LAND SURVEYING SERVICES INC. DATED NOVEMBER 1, 2007 AND LAST REVISED NOVEMBER 15, 2007.
8. ENCROACHMENT OF THE OVERHEAD AC UNITS LOCATED MAINLY ON THE PROPERTY NORTH AND ADJACENT OVER AND ONTO THE LAND BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER LS060190 PREPARED BY LAND SURVEYING SERVICES INC. DATED NOVEMBER 1, 2007 AND LAST REVISED NOVEMBER 15, 2007.