

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:
Thomas G. Moffitt
Stahl Cowen Crowley Addis LLC
55 West Monroe Street, Suite 1200
Chicago, IL 60603



Doc# 1818744082 Fee \$70.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2018 04:23 PM PG: 1 OF 17

CORRECTIVE RECORDING AFFIDAVIT

I, Thomas G. Moffitt, the undersigned ("AFFIANT"), do hereby swear and affirm that the attached Special Warranty Deed with document number 1703213088 which was recorded on February 1, 2017 by the Cook County Recorder of Deeds, in the State of Illinois, contained the following ERROR, which this affidavit seeks to correct in the below described manner:

The name of the Grantor in the attached Special Warranty Deed was incorrect. The Grantor was incorrectly identified as Schubert Development, LLC, a Colorado limited liability company. The correct name of the Grantor is Schubert Development Partners, LLC, a Colorado limited liability company.

The ERROR is hereby corrected in the following manner:

The Grantor in the Special Warranty Deed dated January 18, 2017 and recorded with the Cook County Recorder of Deeds on February 1, 2017 as document number 1703213088 is hereby corrected to be **Schubert Development Partners, LLC, a Colorado limited liability company**.

THE AFFIANT does hereby swear and affirm that attached to this submission as Exhibit A is a CERTIFIED COPY of the original document and this Corrective Recording Affidavit is being submitted to correct the aforementioned error. Finally, this correction was approved and/or agreed to by the original GRANTOR and GRANTEE, as evidenced by their notarized signature's below (or on separate pages for multiple signatures).

Date Affidavit Signed: June 28, 2018


AFFIANT:


Thomas G. Moffitt

UNOFFICIAL COPY

GRANTOR:

Schubert Development Partners, LLC,
a Colorado limited liability company

By: 
Name: Mike Serra III
Title: Authorized Signatory

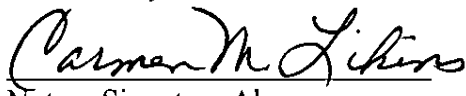
Date Affidavit Signed by Grantor: June 27, 2018

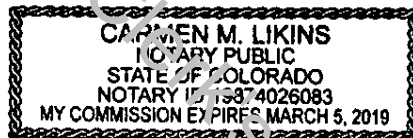
NOTARY FOR GRANTOR:

I, CARMEN M. LIKINS, a notary in the State of: COLORADO, and
in the County of: DENVER, do hereby subscribe and swear, that Mike
Serra III, the Authorized Signatory of the listed GRANTOR, Schubert Development Partners,
LLC, a Colorado limited liability company, did appear before me on this 27th day of
JUNE in the year 2018, and execute the foregoing Corrective Recording
Affidavit.

AFFIX NOTARY STAMP BELOW:

CARMEN M. LIKINS
Print Notary Name Above


Notary Signature Above



UNOFFICIAL COPY

GRANTEE:

NeighborSpace,
an Illinois not-for-profit corporation

By: [Signature]
Name: Ben Helphand
Title: Executive Director

Date Affidavit Signed by Grantee: 6, 28, 2018

Property of Cook County Office

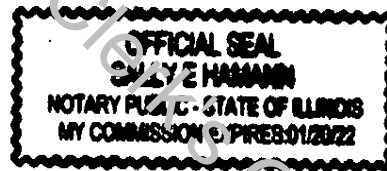
NOTARY FOR GRANTEE:

I, Sally E. Hamann, a notary in the State of: Illinois, and in the County of: Cook, do hereby subscribe and swear, that Ben Helphand, the Executive Director of the listed GRANTEE, NeighborSpace, an Illinois not-for-profit corporation, did appear before me on this 28th day of June in the year 2018, and execute the foregoing Corrective Recording Affidavit.

AFFIX NOTARY STAMP BELOW:

Sally E. Hamann
Print Notary Name Above

[Signature]
Notary Signature Above



UNOFFICIAL COPY

NOTARY FOR AFFIANT:

I, Tami A. Deacon, a notary in the State of Illinois, and in the County of Cook, do hereby subscribe and swear, that Thomas G. Moffitt, the Affiant, did appear before me on this 6th day of July - in the year 2018, and execute the foregoing Corrective Recording Affidavit

AFFIX NOTARY STAMP BELOW:

Tami A. Deacon
Print Notary Name Above

Tami A. Deacon
Notary Signature Above



COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

EXHIBIT A

CERTIFIED COPY OF SPECIAL WARRANTY DEED

(see attached)

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY



AFTER RECORDING MAIL TO:

Thomas G. Moffitt
Stahl Cowen Crowley Addis LLC
55 W. Monroe St, Suite 1200
Chicago, IL 60603

Doc# 17032130000 Fee \$58.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 03:59 PM PG: 1 OF 11

SPECIAL WARRANTY DEED

Shubert Development, LLC, a Colorado limited liability company ("Grantor"), of 100 St. Paul Street, Suite 300, Denver, CO 80206, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto NeighborSpace, an Illinois not-for-profit corporation, ("Grantee"), of having an address of 944 W 21st St, Chicago, IL 60608, the real estate situated in the County of Cook, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular the hereinaunts and appurtenances thereunto belonging, or in any way appertaining, and all of 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 said premises forever. And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, 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 the Grantor, but none other.

SUBJECT TO: General real estate taxes for 2016 and subsequent years; all easements, covenants, conditions and restrictions of record; and the covenants, conditions and restrictions set forth on Exhibit B attached hereto and made a part hereof.

DATED this 18th day of January, 2017.

REAL ESTATE TRANSFER TAX		02-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-27-301-016-0000 20170201608470 1-283-402-944		

Shubert Development, LLC, a Colorado limited liability company

By: [Signature]
Name: M. K. Sorensen
Title: Authorized Signatory

Exempt from tax under 35 ILCS 200/31-45(e).

By: [Signature]
Grantee or Attorney for Grantee
Date: January 18th 2017

REAL ESTATE TRANSFER TAX		02-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-27-301-016-0000 20170201608470 0-966-507-712		

UNOFFICIAL COPY

STATE OF Colorado)
) SS.
COUNTY OF Denver)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mike Serra III, personally known to me to be the Authorized Signatory of Shubert Development, LLC, a Colorado limited liability company, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of January, 2017.

REECCA TALADAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034020980
MY COMMISSION EXPIRES 07/14/2019

Rebecca Taladay
Notary Public

My Commission Expires: 07/14/2019

This instrument was prepared by:
Thomas G. Moffitt
Stahl Cowen Crowley Addis LLC
55 W. Monroe, Suite 1200
Chicago, IL 60603

Send Subsequent Tax Bills to:
NeighborSpace
944 W 21st St.
Chicago, IL 60608

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

PARCEL 1:

THAT PART OF LOTS 16 THROUGH 18, BOTH INCLUSIVE, IN BLOCK 3 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 19 IN SAID S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO; THENCE SOUTH 02 DEGREES 08 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF NORTH KILPATRICK AVENUE, 204.60 FEET TO A POINT ON A LINE LYING 81.00 FEET (AS MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST PARKER AVENUE, ALSO BEING THE SOUTH LINE OF SAID LOTS 16, 17 AND 18, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 108.51 FEET TO A POINT ON A LINE 108.50 FEET (AS MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KILPATRICK AVENUE, ALSO BEING THE WEST LINE OF SAID LOTS 18 AND 19; THENCE SOUTH 01 DEGREES 25 MINUTES 43 SECONDS EAST, 54.50 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID WEST PARKER AVENUE, 8.55 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 43 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 26.50 FEET TO A POINT ON THE NORTH LINE OF SAID WEST PARKER AVENUE, ALSO BEING THE SOUTH LINE OF SAID LOTS 16 THROUGH 18, INCLUSIVE; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 98.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3, SAID POINT ALSO BEING ON THE EAST LINE OF NORTH KILPATRICK AVENUE; THENCE NORTH 02 DEGREES 08 MINUTES 49 SECONDS WEST, ALONG SAID EAST LINE, 81.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 8,522 SQUARE FEET OR 0.196 ACRES, MORE OR LESS.

PARCEL 2:

THAT PART OF WEST PARKER AVENUE HERETOFORE DEDICATED BY S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1873 AS DOCUMENT 125133, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 IN BLOCK 3 OF SAID S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID WEST PARKER AVENUE, 124.97 FEET TO THE EAST LINE OF THE WEST 25 FEET OF LOT 16 IN BLOCK 3 OF SAID S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO; THENCE SOUTH 02 DEGREES 08 MINUTES 10 SECONDS EAST, ALONG SAID EAST LINE, 7.00 FEET TO A POINT ON A LINE 7.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST PARKER AVENUE; THENCE SOUTH 89 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG SAID PARALLEL LINE, 124.97 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 18; THENCE

UNOFFICIAL COPY

NORTH 02 DEGREES 08 MINUTES 49 SECONDS WEST, ALONG SAID EXTENDED LINE, 7.00 FEET TO THE POINT OF BEGINNING IN, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 968 SQUARE FEET OR 0.022 ACRES, MORE OR LESS

PARCEL 3:

THAT PART OF WEST PARKER AVENUE HERETOFORE DEDICATED BY S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1873 AS DOCUMENT 125133, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 25 FEET OF LOT 16 IN BLOCK 3 OF SAID S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID WEST PARKER AVENUE, 138.30 FEET TO THE WEST LINE OF WEST PARKER AVENUE VACATED BY ORDINANCE PASSED DECEMBER 236, 1957 AND RECORDED JANUARY 7, 1958 AS DOCUMENT 17104154; THENCE SOUTH 01 DEGREES 57 MINUTES 34 SECONDS EAST, ALONG SAID WEST LINE, 7.00 FEET TO A POINT ON A LINE 7.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST PARKER AVENUE; THENCE SOUTH 89 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG SAID PARALLEL LINE 138.28 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 25 FEET OF SAID LOT 16; THENCE NORTH 02 DEGREES 08 MINUTES 10 SECONDS WEST, ALONG SAID EXTENDED LINE, 7.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 875 SQUARE FEET OR 0.020 ACRES, MORE OR LESS

PIN: 13-27-301-016-0000

Common address: 4646 West Parker Avenue, Chicago, Illinois 60639

UNOFFICIAL COPY

EXHIBIT B

EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

The Premises is hereby made subject to the following covenants, conditions and restrictions:

1. **Use.** Grantee, and its successors and assigns, shall use the Premises solely for the purpose of operating a neighborhood garden. Any other use of the Premises shall require the prior written consent of Grantor, or its successors and assigns, which may be withheld in its sole and exclusive discretion. The use of the Premises by Grantee, and its successors and assigns, shall at all times be in conformance with all restrictions imposed by all applicable governmental laws, ordinances, codes, and regulations, and no use or operation shall be made, conducted or permitted on or with respect to all or any portion of the Premises which is illegal.

2. **Maintenance.** Grantee, and its successors and assigns, at its sole cost and expense, without right of reimbursement from Grantor or its successors or assigns, shall keep and maintain the Premises, including all improvements located thereon from time to time, at all times in a good and functional condition and in compliance with all applicable laws, codes and ordinances.

3. **Casualty.** Once constructed, in the event of any damage to or destruction of any improvements on the Premises, Grantee, and its successors and assigns, shall, at its sole cost and expense, with due diligence either (a) repair, restore and rebuild such improvements to the condition immediately prior to such damage or destruction (or with such changes as shall not conflict with the restrictions contained in this Deed), or (b) demolish and remove all portions of such damaged or destroyed improvements then remaining, including the debris resulting therefrom, and otherwise clean and restore the area affected by such casualty to a level, graded condition.

4. **Remedies and Enforcement.** In the event of a breach by Grantee, or its successors or assigns, of any of the covenants, restrictions or conditions contained in this Exhibit B to this Deed, Grantor, or its successors or assigns, following not less than thirty (30) days prior written notice to Grantee, or its successors or assigns, and opportunity to cure, shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. The remedies specified herein shall be cumulative, in the alternative and in addition to all other remedies permitted at law or in equity. In the event Grantee, or its successors or assigns, is adjudicated to have violated any of the covenants, restrictions or conditions contained herein, Grantee, or its successors or assigns, shall reimburse Grantor, or its successors or assigns, for all court costs and reasonable attorneys' fees incurred by Grantor, or its successors or assigns, in connection with the enforcement of its rights hereunder.

5. **Term.** The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Recorder of Deeds of Cook County, Illinois and shall remain in full force and effect thereafter in perpetuity, unless modified, amended, canceled or terminated by the written consent of the then record owners of the Premises and the adjoining property which is legally described on Exhibit C hereto (the "Shopping Center"), evidenced by a document that has been fully executed and acknowledged by all such owners and recorded in the official records of the Recorder of Deeds of Cook County, Illinois.

6. **Covenants to Run with Land.** It is intended that each of the covenants, conditions, restrictions, rights and obligations set forth in this Exhibit B to this Deed shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every owner and/or

UNOFFICIAL COPY

every other person or entity now or hereafter having any fee, leasehold or other interest therein and shall inure to the benefit of the Grantor, Grantee and their respective successors and assigns.

7. **Grantee's Acceptance.** Any subsequent grantee of the Premises or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from Grantee or from a subsequent owner of the Premises, shall accept such deed or contract upon and subject to each and all of the covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for itself and its successors, assigns, heirs, and personal representatives, covenants, consents and agrees to and with Grantor, and its successors and assigns, to keep, observe, comply with, and perform the obligations and agreements set forth herein.

8. **Notices.** Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery to the addresses for Grantor and Grantee set forth on page 1 of this Deed. Notice shall be deemed given upon receipt or refusal to accept delivery. Grantor and Grantee may change their respective addresses for notice hereunder from time to time hereafter by like notice to the other party.

9. **Assignment.** All rights of the Grantor under this Exhibit B to this Deed may be freely assigned by Grantor, and its successors and assigns, to any third party without the prior consent of Grantor, or its successors and assigns.

UNOFFICIAL COPY

EXHIBIT C

LEGAL DESCRIPTION OF THE SHOPPING CENTER

PARCEL 1 (Parking Lot):

THAT PART OF LOTS 6, 7, 11 THROUGH 16, INCLUSIVE, LOTS 23 THROUGH 33, INCLUSIVE, THE EAST AND WEST 15 FOOT ALLEY NOW VACATED LYING SOUTH OF AND ADJOINING LOTS 23 THROUGH 33, INCLUSIVE, AND THAT PART OF A STRIP OF LAND BETWEEN LOTS 6 TO 10, BOTH INCLUSIVE, AND LOT 11 WHICH WAS SHOWN ON THE PLAT OF S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO AS A PRIVATE ALLEY WHICH HAS NOW BEEN TERMINATED BY THE OWNERS OF ALL THE ABUTTING LOTS BY DECLARATION OF TERMINATION RECORDED AS DOCUMENT NO. 12919799, ALL IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF LOT 19 IN BLOCK 3 OF SAID S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, THENCE NORTH 88 DEGREES 35 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINES OF LOTS 19 THROUGH 23 INCLUSIVE IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, ALSO BEING THE SOUTH LINE OF WEST DIVERSEY AVENUE, 108.51 FEET TO A POINT ON A LINE 108.50 FEET (AS MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KILPATRICK AVENUE. ALSO BEING THE WEST LINE OF SAID LOTS 18 AND 19. SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 35 MINUTES 38 SECONDS EAST, ALONG THE SOUTH LINE OF WEST DIVERSEY AVENUE, ALSO BEING THE NORTH LINE OF SAID LOTS 23 THROUGH 33 INCLUSIVE, A DISTANCE OF 279.77 FEET TO A POINT ON THE EAST LINE OF SAID LOT 33, ALSO BEING THE WEST LINE OF A NORTH SOUTH VACATED ALLEY ADJOINING SAID LOT 33; THENCE SOUTH 02 DEGREES 01 MINUTES 09 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 135.21 FEET TO A POINT ON THE SOUTH LINE OF SAID EAST AND WEST 15 FOOT ALLEY NOW VACATED LYING SOUTH OF AND ADJOINING LOTS 23 THROUGH 33, INCLUSIVE; THENCE NORTH 88 DEGREES 35 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 13.56 FEET TO A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY 44.35 FEET, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 46 DEGREES 28 MINUTES 57 SECONDS EAST, 44.32 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF WEST DIVERSEY AVENUE, 29.45 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 24.67 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF WEST DIVERSEY AVENUE, 113.17 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 8.73 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF WEST DIVERSEY AVENUE, 181.18 FEET TO A POINT ON A LINE 108.50 FEET (AS MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE EAST LINE OF WEST KILPATRICK AVENUE, ALSO BEING THE WEST LINE OF SAID LOTS 18 AND 19; THENCE NORTH 02 DEGREES 08 MINUTES 49 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 182.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 53,161 SQUARE FEET OR 1.220 ACRES, MORE OR LESS.

UNOFFICIAL COPY

PIN: 13-27-301-015-0000

PARCEL 2 (New Retail Building):

THAT PART OF LOTS 14 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 19 IN BLOCK 3 OF SAID S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO; THENCE SOUTH 02 DEGREES 08 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF NORTH KILPATRICK AVENUE, 204.60 FEET TO A POINT ON A LINE LYING 81.00 FEET (AS MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST PARKER AVENUE, ALSO BEING THE SOUTH LINE OF LOTS 14 THROUGH 18; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 108.51 FEET TO A POINT ON A LINE 108.50 FEET (AS MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KILPATRICK AVENUE, ALSO BEING THE WEST LINE OF SAID LOTS 18 AND 19. SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 08 MINUTES 49 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 22.11 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 38 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF WEST DIVERSEY AVENUE, 122.35 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST, 103.06 FEET TO A POINT ON THE NORTH LINE OF SAID WEST PARKER AVENUE, ALSO BEING THE SOUTH LINE OF SAID LOTS 14 THROUGH 16, INCLUSIVE; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 137.58 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 26.50 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, PARALLEL TO SAID WEST PARKER AVENUE, 8.55 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 54.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 13,532 SQUARE FEET OR 0.311 ACRES, MORE OR LESS.

PIN: 13-27-301-020-0000

PARCEL 3 (Aldi Building):

THAT PART OF LOTS 7, 8, 9, 10 AND THAT PART OF THE STRIP OF LAND BETWEEN LOTS 6 TO 10 BOTH INCLUSIVE AND LOT 11 WHICH WAS SHOWN ON THE PLAT OF S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO AS A 15 FOOT PRIVATE ALLEY BUT WHICH HAS NOW BEEN TERMINATED BY THE OWNERS OF ALL OF THE ABUTTING LOTS BY DECLARATION OF TERMINATION RECORDED AS DOCUMENT NUMBER 12919799, EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE HEREAFTER REFERRED TO AS LINE "B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6, THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10; ALSO PART OF LOTS 11, 12, 13 AND 14 ALL IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF VACATED WEST PARKER AVENUE VACATED BY ORDINANCE PASSED DECEMBER 23, 1957 AND RECORDED JANUARY 7, 1958

UNOFFICIAL COPY

AS DOCUMENT NUMBER 17104154, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10 IN BLOCK 3. THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG AN ASSUMED BEARING, BEING THE SOUTH LINE OF SAID LOT 10 IN BLOCK 3, ALSO BEING THE NORTH LINE OF VACATED WEST PARKER AVENUE 61.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST 1.09 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 38 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF WEST DIVERSEY AVENUE, 177.74 FEET TO A POINT ON THE WEST LINE OF SAID VACATED WEST PARKER AVENUE; THENCE NORTH 01 DEGREES 57 MINUTES 34 SECONDS WEST, ALONG SAID WEST LINE, 1.02 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 26.75 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST 103.06 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 38 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF WEST DIVERSEY AVENUE, 51.83 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 8.73 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 38 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF WEST DIVERSEY AVENUE, 113.17 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 24.67 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 38 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF WEST DIVERSEY AVENUE, 29.45 FEET TO A POINT ON SAID LINE "B;" THENCE SOUTHEASTERLY 15.56 FEET ALONG SAID LINE "B" BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 41 DEGREES 38 MINUTES 57 SECONDS EAST 15.55 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST NON-TANGENT TO THE LAST DESCRIBED COURSE 107.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 20,837 SQUARE FEET OR 0.478 ACRES, MORE OR LESS.

PIN: 13-27-301-017-0000

PARCEL 4 (Vacated Parker Ave. – behind Aldi):

THAT PART OF VACATED WEST PARKER AVENUE VACATED BY ORDINANCE PASSED DECEMBER 23, 1957 AND RECORDED JANUARY 7, 1958 AS DOCUMENT NUMBER 17104154, IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG AN ASSUMED BEARING, BEING THE SOUTH LINE OF SAID LOT 10 IN BLOCK 3, ALSO BEING THE NORTH LINE OF VACATED WEST PARKER AVENUE 61.60 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST, 1.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST, 8.91 FEET TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID VACATED WEST PARKER AVENUE; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG SAID PARALLEL LINE, 177.65 FEET TO A POINT ON THE WEST LINE OF SAID VACATED WEST PARKER AVENUE; THENCE NORTH 01 DEGREES 57 MINUTES 34 SECONDS WEST, ALONG SAID WEST LINE, 8.98 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 38 SECONDS EAST, 177.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.


CONTAINING 1,590 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.

UNOFFICIAL COPY

PIN: 13-27-301-018-0000

Common Address: 4627 - 4641 W. Diversey Ave., Chicago, IL 60639

Property of Cook County Clerk's Office



COOK COUNTY
RECORDER OF DEEDS

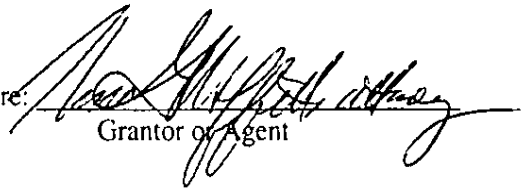
COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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: January 18, 2017

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Grantor

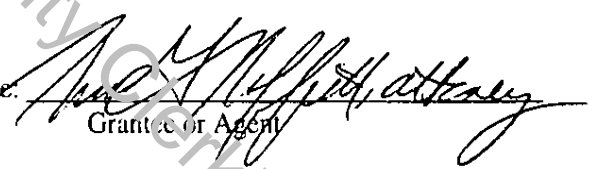
Dated: January 18, 2017


Notary Public



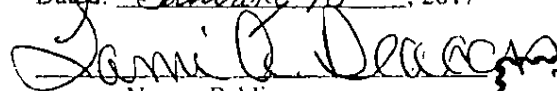
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

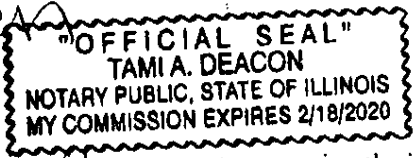
Dated: January 18, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee

Dated: January 18, 2017


Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class misdemeanor for the first offense and of a Class A misdemeanor for subsequent Offenses.

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS


Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1702213088

JUN 27 18


RECORDER OF DEEDS, COOK COUNTY