

# UNOFFICIAL COPY

**PREPARED BY & WHEN RECORDED  
RETURN TO:**

William S. Schwartz, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602



\*1819744011D\*

**SEND FUTURE TAX BILLS TO:**

635-47 W. Roosevelt Venture LLC  
450 Skokie Blvd., Suite 604  
Northbrook, IL 60062

Doc# 1819744011 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2018 10:26 AM PG: 1 OF 4

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

Effective this 12<sup>th</sup> day of July, 2018, 635-647 W. Roosevelt Road, LLC, an Illinois limited liability company ("**GRANTOR**") whose address is 700 N. Green Street, Suite 504, Chicago, Illinois 60642, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to 635-47 W. Roosevelt Venture LLC, an Illinois limited liability company, whose address is 450 Skokie Blvd., Suite 604 Northbrook, IL 60062, all interest in the real estate legally described as follows: See **Exhibit A** attached hereto.

PIN(s): 17-21-101-039-0000; 17-21-101-040-0000; 17-21-101-041-0000; 17-21-101-042-0000;  
17-21-101-011-0000; 17-21-101-014-0000

Common Address: 635-647 W. Roosevelt Road, Chicago, Illinois

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **Exhibit B** attached hereto.

*[Signatures begin on next page]*

**QUINCY NATIONAL TITLE**

Ch 18007002



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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOT 3 (EXCEPT THE NORTH 42.00 FEET THEREOF TAKEN FOR STREET) AND LOT 6 IN SHOUP'S SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS AND LOTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF A PART OF LOT 2 AND ALL OF LOT 7 IN THE SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT BLOCKS 57 AND 58) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, WITH THE EAST LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 4 AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 AND ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 131.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 25.07 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 131.32 FEET TO THE SOUTH LINE OF SAID WEST ROOSEVELT ROAD AS WIDENED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: SUBLOT 4 (EXCEPT THE NORTH 42.00 FEET) AND SUBLOT 5 OF SUBLOT 4: ALSO, THE EAST 59.00 FEET OF LOT 5 (EXCEPT THE NORTH 42.00 FEET) IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM:

THAT PART OF THE NORTH 1/2 OF VACATED WEST 12TH PLACE (DESCRIBED BY ORDER PASSED BY THE CITY COUNCIL OF CHICAGO ON JANUARY 20, 1984, PAGE 4653), LYING SOUTH OF THE ADJOINING SOUTH LINE OF SUB-LOT 5 OF LOT 4 AND THE EAST 59.00 FEET OF LOT 5 IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 PURSUANT TO GRANT OF EASEMENT RECORDED NOVEMBER 15, 1984 AS DOCUMENT 27338040 OVER THAT PART OF THE VACATED 12TH PLACE PER VACATION ORDINANCE RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336633.

PINS: 17-21-101-039-0000; 17-21-101-040-0000;  
17-21-101-041-0000; 17-21-101-042-0000;  
17-21-101-011-0000; 17-21-101-014-0000

Common Address: 635-647 W. Roosevelt Road, Chicago, Illinois

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## EXHIBIT B

### Permitted Exceptions

1. Rights of Bob's Discount Furniture, LLC, as tenant only, under unrecorded leases, with no options to purchase or rights of first refusal.
2. Mortgage dated October 21, 2014 and recorded November 4, 2014 as Document 1430810048 made by 635-647 W. Roosevelt Road, LLC, an Illinois limited liability company to CPR Money LLC to secure a Note for \$4,500,000.00.  
  
Assignment from CPR Money LLC to Roosevelt Road LLC dated December 22, 2014 and recorded January 23, 2015 as Document 1502329090.
3. Assignment of Leases and Rents recorded November 4, 2014 as Document 1430810049 made by 635-647 W. Roosevelt Road, LLC to CPR Money LLC.  
  
Assignment from CPR Money LLC to Roosevelt Road LLC dated December 22, 2014 and recorded January 23, 2015 as Document 1502329090.
4. Memorandum of Loan Participation and Servicing Agreement made December 22, 2014 by Roosevelt Road LLC (holder), recorded January 23, 2015 as Document 1502329091.
5. Covenants, conditions, restrictions and agreements contained in the Redevelopment Agreement made by and between City of Chicago, a municipal corporation of Illinois, as the seller, and Isadore Sachs, as the purchaser, dated January 31, 1963 and recorded February 26, 1963 as Document 18729378.
6. Covenants, conditions, restrictions and agreement, contained in the Quit Claim Deed from City of Chicago, a municipal corporation of Illinois, to Isadore Sachs dated February 13, 1963 and recorded March 8, 1963 as Document 18738100.
7. Terms, provisions, conditions and limitations of the Project Lake-Maywood Urban Renewal Plan as disclosed by ordinance approving said plan, a copy of which was recorded August 24, 1962 as Document 18572546.
8. Terms, provisions, and conditions relating to the easement described as Parcel 4 contained in the instrument creating said easement, and rights of the adjoining owner or owners to the concurrent use of said easement recorded as Document 27338040.
9. Terms, provisions, conditions, restrictions and easements contained in the access agreement made by and between Roosevelt Galleria, LLC and 635-647 W. Roosevelt Road, LLC, recorded October 5, 2017 as Document number 1727849313.
10. Memorandum of Agreement for right of access made by and between Roosevelt Galleria LLC and 635-647 W. Roosevelt Road, LLC recorded April 9, 2018 as Document number 1809919036.