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DOCUMENT PREPARED BY AND,
WHEN RECORDED, PLEASE
RETURN TO:

TAFT STETTINIUS & HOLLISTER LLP
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60601
Attn: Kathryn Kovitz Arnold, Esq.

SEND ALL SUBSEQUENT TAX BILLS TO:

Pacific Union Partners LLC
1209 Orange Street
Wilmington, DE 19801



Doc# 1822519465 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/13/2018 03:05 PM PG: 1 OF 6

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 8th day of August, 2018, by I SHAR, L.P., a Delaware limited partnership, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having an address of 3985 Commercial Avenue, Northbrook, Illinois 60062 (the "Grantor") in favor of Pacific Union Partners LLC, a Delaware limited liability company, having an address of 1209 Orange Street, Wilmington, DE 19801 (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee the real estate situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto (the "Premises").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Premises, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[EXECUTION PAGE FOLLOWS]

CCRB REVIEW

NCS 905964

| REAL ESTATE TRANSFER TAX | | 13-Aug-2018 |
|--------------------------|----------|-------------|
| | CHICAGO: | 67,500.00 |
| | CTA: | 27,000.00 |
| | TOTAL: | 94,500.00 * |

17-09-100-011-0000 | 20180801649664 | 2-082-328-352

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

| REAL ESTATE TRANSFER TAX | | 13-Aug-2018 |
|--------------------------|-----------|-------------|
| | COUNTY: | 4,500.00 |
| | ILLINOIS: | 9,000.00 |
| | TOTAL: | 13,500.00 |

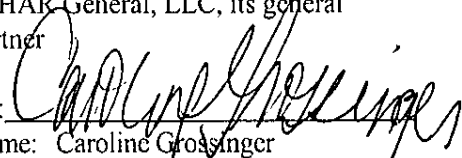
17-09-100-011-0000 | 20180801649664 | 2-005-020-448

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of the date first written above.

I SHAR, L.P., a Delaware limited partnership

By: I SHAR General, LLC, its general partner

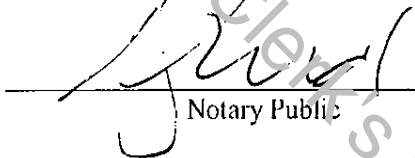
By: 
 Name: Caroline Grossinger
 Its: General Manager

STATE OF Illinois)
) SS.
 COUNTY OF Cook)

I, Kathryn Kovitz Arnold, Notary Public, do hereby certify that Caroline Grossinger, personally known to me to be the General Manager of I SHAR General, LLC, the general partner of I SHAR, L.P., a Delaware limited partnership, 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 that she signed and delivered the said instrument, as a free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of August, 2018.




 Notary Public

My Commission Expires: _____

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of the date first written above.

I SHAR, L.P., a Delaware limited partnership

By: I SHAR General, LLC, its general partner

By: _____
Name: Caroline Grossinger
Its: General Manager

STATE OF _____)
) ss.
COUNTY OF _____)

I, _____, a Notary Public, do hereby certify that Caroline Grossinger, personally known to me to be the General Manager of I SHAR General, LLC, the general partner of I SHAR, L.P., a Delaware limited partnership, 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 that she signed and delivered the said instrument, as a free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this ___ day of _____, 2018.

Notary Public

My Commission Expires:

[Signature Page to Special Warranty Deed]

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EXHIBIT A

Legal Description

PARCEL A: THAT PART OF BLOCK 69 IN RUSSELL MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE VACATED NORTH AND SOUTH ALLEY IN SAID BLOCK AND ALSO THAT PART OF VACATED WEST ERIE STREET LYING NORTH OF SAID BLOCK, BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID BLOCK 69, 57.5 FEET NORTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF WEST OHIO STREET AS ORIGINALLY LOCATED AND ESTABLISHED; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST OHIO STREET, A DISTANCE OF 264.7 FEET, MORE OR LESS, TO A POINT 25 FEET SOUTH-WESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S ICC SPUR TRACK NO. 44, AS NOW LOCATED AND ESTABLISHED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK, A DISTANCE OF 337.9 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF WEST ERIE STREET, ACCORDING TO THE ORDINANCE PASSED OCTOBER 10, 1870 BY THE COMMON COUNCIL OF THE CITY OF CHICAGO; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID WEST ERIE STREET, A DISTANCE OF 63.4 FEET, MORE OR LESS, TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCKS, A DISTANCE OF 252.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B: ALL THAT PART OF THE EAST 15 FEET OF NORTH UNION AVENUE LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 9 TO 14, BOTH INCLUSIVE, LYING SOUTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 9 PRODUCED WEST TO A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 9 TO 14, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING A LINE 219.39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 9 PRODUCED WEST TO A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 9 TO 14, BOTH INCLUSIVE, IN BLOCK 69 OF RUSSELL MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; SAID PART OF PUBLIC STREET HEREIN VACATED BEING FURTHER DESCRIBED AS THE EAST 15 FEET OF THAT PART OF NORTH UNION AVENUE LYING BETWEEN THE SOUTH LINE OF WEST ERIE STREET EXTENDED WEST AND A LINE 219.39 FEET SOUTH OF AND PARALLEL WITH SAID LINE.

PARCEL C: EASEMENT FOR RAILWAY PURPOSES, IN COMMON WITH CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS, CREATED BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON DECEMBER 19, 1962,

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AS DOCUMENT NUMBER 18678579, OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: A STRIP OF LAND 20 FEET IN WIDTH IN BLOCK 69 IN RUSSELL MATHER AND ROBERT'S ADDITION TO CHICAGO, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF WEST OHIO STREET, AS ORIGINALLY LOCATED AND ESTABLISHED, 25 FEET SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY SPUR TRACK ICC NO. 44, AS NOW LOCATED AND ESTABLISHED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK TO A POINT 67.50 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID STREET TO A POINT 45 FEET SOUTHWESTERLY OF AND MEASURED ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK TO THE NORTH LINE OF SAID STREET; THENCE EAST ALONG THE NORTH LINE OF SAID STREET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE COUNTY OF COOK, STATE OF ILLINOIS IN AND TO EXISTING PUBLIC STREETS AND HIGHWAYS.

PIN: 17-09-100-011-0000

For property commonly known as: 611-617 N. Union Avenue, Chicago, Illinois 60654

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EXHIBIT B

Title Exceptions

1. General real estate taxes for 2018 and subsequent years.
2. Easement created by Grant from Chicago and Northwestern Railroad Company to The County of Cook, recorded July 25, 1958 as document 17270692 for Highway Purposes to construct, reconstruct, repair and maintain a Grade Separation Structure or Structures with drainage and other Highway Facilities and provide approaches thereto and connect therewith, in under and over that part of the Land lying within a described Tract of Land.
3. Easement Deed by Court Order in Settlement of Landowner Action, recorded July 18, 2012 as document 1220029093.
4. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same.
5. Terms, conditions and provisions of the document creating the easement described in the legal description, together with the rights of the adjoining owners in and to the concurrent use of said easement.
6. Existing unrecorded lease as disclosed on the Rent Roll attached as Exhibit A to Grantor's ALTA Statement and rights of all parties claiming thereunder.