


# UNOFFICIAL COPY

**Document Prepared By:**

Jay R. Goldberg  
Field and Goldberg, LLC  
10 South LaSalle Street  
Suite 2910  
Chicago, IL 60603



\*1822645060\*

Doc# 1822645060 Fee \$42.00

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

KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS

DATE: 08/14/2018 03:20 PM PG: 1 OF 3

**Mail Recorded Deed To:**

Patrick Scheiderer  
Faegre Baker Daniels LLP  
110 W. Berry Street, Suite 2400  
Fort Wayne, IN 46802

**Mail Tax Bills To:**

1323 E. 57th, LLC  
40 North Dean Street, 2<sup>nd</sup> Floor  
Englewood, NJ 07631

18009594NC  
Xenos & / 18-6

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Pioneer UC V, LLC, a Delaware limited liability company, of Rye, New York ("Grantor"), has GRANTED, BARGAINED, SOLD, CONVEYED and WARRANTED, and by these presents does GRANT, BARGAIN, SELL, CONVEY AND WARRANT unto 1323 E. 57th, LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, whose address is 40 North Dean Street, 2<sup>nd</sup> Floor, Englewood, New Jersey 07631, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, the following described real estate, together with all improvements and all appurtenances thereunto belonging, situated in the County of Cook and State of Illinois (the "Property"), to wit:

LOT 6 IN THE SUBDIVISION OF LOTS 1, 2, 3, 22, 23 AND 24 IN BLOCK 70 IN HOPKIN'S ADDITION TO HYDE PARK IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index No.:** 20-14-215-017-0000

**Address of Property:** 1323 E. 57<sup>th</sup> Street, Chicago, Illinois 60637

TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except those items shown on the attached Exhibit A.

CCRD REVIEW



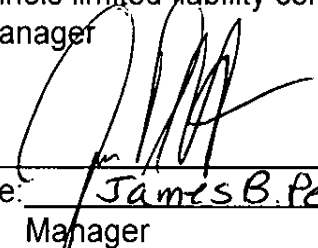
# UNOFFICIAL COPY



GRANTOR, as its sole warranty herein, specially warrants to Grantee and Grantee's successors and assigns that Grantor will forever defend title to the Property (subject to the matters to which this conveyance is hereinabove made subject) against those claims, and only those claims, of all persons whomsoever who shall claim title to or assert claims affecting the title to the Property, or any part thereof, under, by or through, or based upon the acts of, Grantor, but not otherwise.


**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be executed as of the 13<sup>th</sup> day of August, 2018.

Pioneer UC V, LLC  
a Delaware limited liability company

By: Chicago Manager LLC,  
an Illinois limited liability company,  
its Manager

By:   
Name: James B. Peterson Jr.  
Its: Manager

REAL ESTATE TRANSFER TAX		14-Aug-2018
	COUNTY:	575.00
	ILLINOIS:	1,150.00
	TOTAL:	1,725.00
20-14-215-017-0000   20180801654423   2-035-826-336		

REAL ESTATE TRANSFER TAX		14-Aug-2018
	CHICAGO:	8,625.00
	CTA:	3,450.00
	TOTAL:	12,075.00*
20-14-215-017-0000   20180801654423   1-182-986-016		

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

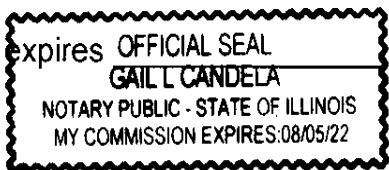
STATE OF Illinois )  
COUNTY OF Cook )

SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James B. Peterson Jr., personally known to me to be a Manager of Chicago Manager LLC, an Illinois limited liability company, the Manager of Pioneer UC V, LLC, a Delaware limited liability 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 that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10<sup>th</sup> day of August, 2018.

Commission expires



Gail L. Candela  
NOTARY PUBLIC

# UNOFFICIAL COPY

## EXHIBIT A

### PERMITTED EXCEPTIONS

1. General real estate taxes for tax year 2018 and subsequent years.
2. The following as disclosed by the plat of survey prepared by Commercial Due Diligence Services dated June 5, 2018, job no. 18-05-0763:2:
  - a. Encroachment of the building located mainly on the Property onto the property north and adjoining by approximately 0.41 feet.
  - b. Encroachment of the building located mainly on the property east and adjoining onto the Property by approximately 0.14 feet.
  - c. Encroachment of the building located mainly on the property east and adjoining onto the Property by approximately 0.34 feet.
  - d. Encroachment of the overhanging sign located mainly on the Property onto the property north and adjoining by approximately 3.35 feet.
  - e. Encroachment of the fence located mainly on the Property onto the property east and adjoining by approximately 0.24 feet.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

County Clerk's Office