

UNOFFICIAL COPY

THIS DOCUMENT WAS
PREPARED BY:

Patzik, Frank & Samotny Ltd.
150 South Wacker Drive, Suite 1500
Chicago, Illinois 60606
Attn: Kurt J. Anderson, Esq.

AFTER RECORDING RETURN TO:

Bryan Cave Leighton Paisner LLP
211 N. Broadway, Suite 3600
St. Louis, Missouri 63102
Attn: Tim Cline, Esq.



Doc# 1824145079 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2018 03:57 PM PG: 1 OF 4

(This space reserved for recording date)

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of August 29, 2018, by **W.R. WEIS COMPANY, INC.**, an Illinois corporation, having an address at 2100 S. Wabash Avenue, Chicago, Illinois 60616 ("**Grantor**"), to and in favor of **2537 S. WABASH CHI LLC**, a Delaware limited liability company, having an address at 350 S. Beverly Drive, Suite 210, Beverly Hills, California 90212 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee and Grantee's successors and assigns, FOREVER, the real estate situated in the County of Cook and State of Illinois more particularly described on Exhibit A attached hereto and by this reference made a part hereof (the "**Premises**"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Premises as above described, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of in and to the Premises, unto the Grantee and Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

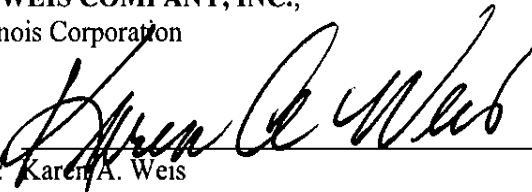
And, without limiting the generality of the foregoing, the Grantor by these presents does CONVEY AND QUIT CLAIM unto Grantee and Grantee's successors and assigns, FOREVER, all right, title and interest of Grantor, IF ANY, in and to rights of way, streets, gaps and gores within or adjacent to the Premises.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRANTOR:

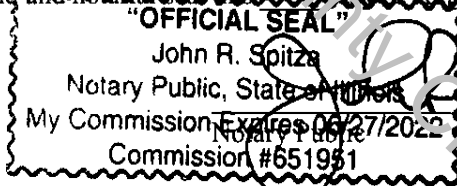
W.R. WEIS COMPANY, INC.,
an Illinois Corporation

By: 
Name: Karen A. Weis
Title: President


STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Karen A. Weis, the President of W.R. Weis Company, Inc., an Illinois corporation, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of August, 2018.



My commission expires on _____



REAL ESTATE TRANSFER TAX		29-Aug-2018
	CHICAGO:	13,125.00
	CTA:	5,250.00
	TOTAL:	18,375.00 *

17-27-123-011-0000 | 20180801644433 | 1-085-396-768

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

MAIL TAX BILLS TO:

2537 S. Wabash CHI LLC
c/o City Storage Systems LLC
350 S. Beverly Drive, Suite 210
Beverly Hills, California, 90212
Attn: Ariel Nahmias

REAL ESTATE TRANSFER TAX		29-Aug-2018
	COUNTY:	875.00
	ILLINOIS:	1,750.00
	TOTAL:	2,625.00

17-27-123-011-0000 | 20180801644433 | 0-219-955-360

UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 5 TO 9, IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 71, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2537 S. Wabash Avenue, Chicago, Illinois 60616

PIN: 17-27-123-011-0000

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR 2018 AND SUBSEQUENT YEARS.
2. ACTS DONE OR SUFFERED BY GRANTEE
3. PARTY WALL RIGHTS OF THE OWNERS OF THE PROPERTY NORTH AND ADJOINING, AS DISCLOSED BY SURVEY PREPARED BY BLEW & ASSOCIATES, P.A. FOR AEI CONSULTANTS, JOB NUMBER 18-1294, AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO.

COOK COUNTY
RECORDER OF DEEDS