

# UNOFFICIAL COPY

This Instrument Prepared by:

David S. Sattelberger  
Schiff Hardin LLP  
233 S. Wacker Drive  
Chicago, IL 60606

After Recording Return to:

Jared Rothkopf  
Polsinelli PC  
150 N. Riverside Plaza, Suite 3000  
Chicago, IL 60606



Doc# 1826306311 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2018 04:04 PM PG: 1 OF 6

*This Space for Recorder's Use Only*

## SPECIAL WARRANTY DEED



STEPHENWOLF THEATRE COMPANY, an Illinois not-for-profit corporation, and STEPPENWOLF FOUNDATION I, an Illinois not-for-profit corporation (collectively, "Grantor"), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby CONVEY and WARRANT unto CA RESIDENTIAL 750 NORTH OWNER, LLC, a Delaware limited liability company, having an address of c/o CA Ventures, 130 East Randolph Street, Suite 2100, Chicago, IL 60601 ("Grantee"), the following described property situated in Cook County, Illinois ("Real Estate"), to wit:


**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Real Estate unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor, but not otherwise. This conveyance and Grantor's special warranty set forth above are subject to the exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

Grantor hereby waives and releases any and all rights and benefits under the homestead laws of the State of Illinois.

*[signature and notary pages follow]*

REAL ESTATE TRANSFER TAX		18-Sep-2018
	COUNTY:	2,250.00
	ILLINOIS:	0.00
	TOTAL:	2,250.00
14-33-313-084-1001   20180901681974   0-187-336-864		

REAL ESTATE TRANSFER TAX		18-Sep-2018
	CHICAGO:	33,750.00
	CTA:	0.00
	TOTAL:	33,750.00 *
14-33-313-084-1001   20180901681974   1-716-881-568		

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

Rv

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 17<sup>th</sup> day of September, 2018.

**STEPPEWOLF THEATRE COMPANY,**  
an Illinois not-for-profit corporation

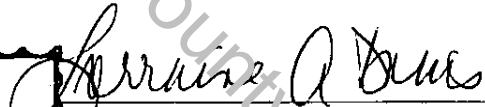
By:   
David Schmitz, Executive Director

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that David Schmitz, the Executive Director of STEPPENWOLF THEATRE COMPANY, an Illinois not-for-profit corporation, and personally known or proven 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 in such capacity he signed 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 17<sup>th</sup> day of September, 2018.



 (Notary Public)

[signature and notary page follows]

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 17th day of September, 2018.

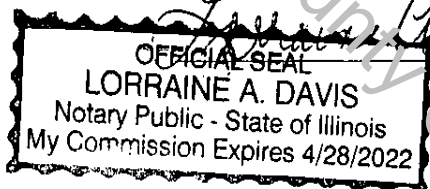
**STEPPENWOLF FOUNDATION I,**  
an Illinois not-for-profit corporation

By: [Signature]  
David Schmitz, President

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that David Schmitz, the President of STEPPENWOLF FOUNDATION I, an Illinois not-for-profit corporation, and personally known or proven 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 in such capacity he signed 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 17th day of September, 2018.

[Signature] (Notary Public)  


Send Subsequent Tax Bills To:

CA Residential 750 North Owner, LLC  
c/o CA Ventures  
130 East Randolph Street, Suite 2100  
Chicago, IL 60601

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## EXHIBIT A LEGAL DESCRIPTION

Lots 39 to 45 (except those parts of Lots 39 and 40 conveyed to the Northwestern Elevated Railroad Company for right of way purposed by Quit Claim Deeds recorded on December 19, 1898 as Document Numbers 2768868 and 2768943 and except the South 5 Feet of the South 34 Feet of Lots 39 and 40 and except the South 5 Feet of the South 33 Feet of Lots 41, 42 and 43 and except that part of Lot 41 conveyed to Clarence Buckingham by Warranty Deed dated October 23, 1895 and recorded November 13, 1895 in Book 5548, Page 47 as Document 2306978) in Ira Scott's Subdivision of the West 1/2 of the West 1/2 of Block 1 in Sheffield's Addition to Chicago, in the West 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, all taken as a Tract except the West 70.75 feet of said Tract, in Cook County, Illinois.

Containing 11,005 square feet or 0.25 acres, more or less.

Common Address: Parking lot at the northeast corner of North Halsted Street and West North Avenue,  
Chicago, IL 60610

PINs: 14-33-313-084-1001 (portion only)  
14-33-313-084-1002 (portion only)  
14-33-313-084-1003 (portion only)

Property of Cook County Clerk's Office

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EXHIBIT B  
PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2018 and subsequent years, not yet due and payable.
2. Acts done or suffered by or through Grantee or any party acting by, through or under Grantee.
3. All matters disclosed by plat of survey prepared by Gremley and Biederman dated September 12, 2018, Job No. 2018-25849-002.

CH2121289744.4

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS  
COOK COUNTY  
RECORDER OF DEEDS

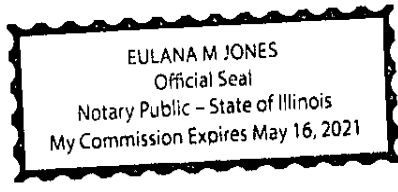
# STATEMENT BY GRANTEE AND GRANTEE UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/17/18, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said aforn  
this 17<sup>th</sup> day of September  
2018.

Eulana M Jones  
Notary Public

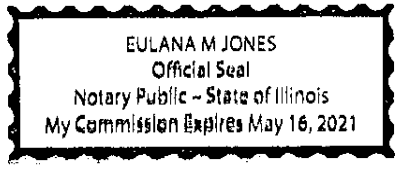


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 9/17/18, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said aforn  
this 17<sup>th</sup> day of September  
2018.

Eulana M Jones  
Notary Public



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

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]