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This Instrument was prepared by:

EMILY KAMINSKI, ESQ.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

After recording, please mail to:

ROBERT AXELROD, ESQ.
Axelrod & Smith
5300 Memorial Drive, Suite 1000
Houston, TX 77007

Mail Subsequent Tax Bills to:

RCI HOLDINGS, INC.
10737 Cutten Road
Houston, TX 77066



Doc# 1838934066 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2018 03:15 PM PG: 1 OF 4

WARRANTY DEED

Statutory (Illinois)

10022100 18014414 FE.

THE GRANTOR, **1531 KINGSBURY LLC**, an Illinois limited liability company of 1531 Kingsbury, Chicago, IL, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to **RCI HOLDINGS, INC.**, a Texas corporation of 10737 Cutten Road, Houston, TX, THE GRANTEE, all of its interest in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:


SEE ATTACHED LEGAL DESCRIPTION



PROPERTY: 1531 N. Kingsbury, ^{St.} Chicago, Illinois 60642
PINS: 17-05-213-005-0000
17-05-213-006-0000
15-05-213-034-0000

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; so long as they do not interfere with the current use and enjoyment of the real Estate and the exceptions listed on Schedule B attached hereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 18 day of NOVEMBER, 2018

REAL ESTATE TRANSFER TAX	01-Nov-2018
 CHICAGO:	30,000.00
CTA:	12,000.00
TOTAL:	42,000.00

REAL ESTATE TRANSFER TAX	01-Nov-2018
  COUNTY:	2,000.00
ILLINOIS:	4,000.00
TOTAL:	6,000.00

17-05-213-005-0000 | 20181001601482 | 1-838-537-888

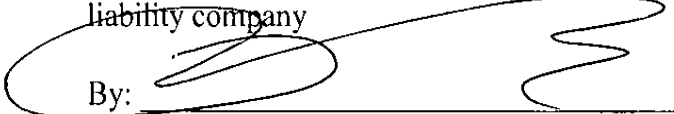
17-05-213-005-0000 | 20181001601482 | 1-520-884-896

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

W
RB
GAFF

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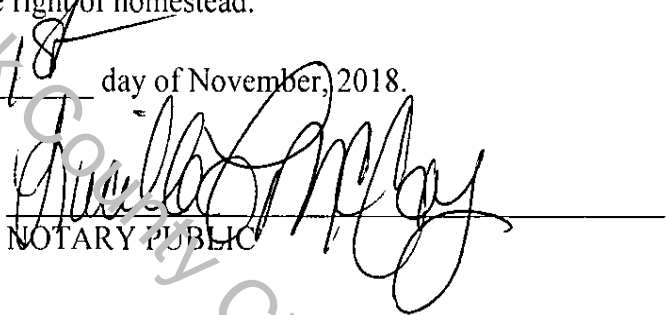
1531 KINGSBURY LLC, an Illinois limited liability company

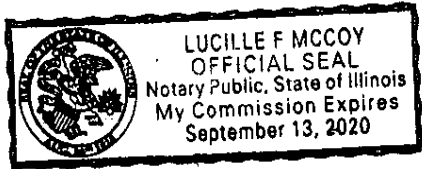
By: 
PERRY MANDERA, its MANAGER

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that PERRY MANDERA, not personally but as manager of 1531 KINGSBURY LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 18 day of November, 2018.


NOTARY PUBLIC



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LEGAL DESCRIPTION

LOT 26 IN YALES RESUBDIVISION OF BLOCK 45 IN ELSTON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART OF LOT 26, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT ON KINGSBURY STREET AND RUNNING THENCE NORTHWESTERLY ALONG THE LOT LINE 15 FEET; RUNNING THENCE NORTHEASTERLY ALONG A LINE DRAWN PARALLEL TO THE LOT LINE BETWEEN LOTS 26 AND 27 TO THE ALLEY; THENCE SOUTHEASTERLY ALONG SAID ALLEY TO THE MOST SOUTHERLY CORNER OF SAID LOT 26 ON SAID ALLEY; THENCE SOUTHWESTERLY ALONG LOT LINE TO THE PLACE OF BEGINNING), TOGETHER WITH

LOT 2 AND THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 23, 24 AND 25 IN YALE'S RESUBDIVISION OF BLOCK 45 IN ELSTON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 5 AFORESAID, LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, 17.0 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER THEREOF TO A POINT IN THE NORTHEASTERLY LINE OF LOT 1 AFORESAID, 16.62 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER THEREOF ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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SCHEDULE B PERMITTED EXCEPTIONS

- 1) Terms, provisions, conditions and limitations of an ordinance granting to the sanitary district a perpetual easement, right and authority to construct, reconstruct, repair, maintain and operate an intercepting sewer, drain and outlet of the Sanitary District of Chicago with appurtenances thereto, upon, under and through certain streets in the City of Chicago lying between Lake Street and Fullerton Avenue along both Banks of the North branch of the Chicago River and along the North Bank of the Chicago River, a copy of which was recorded July 2, 1975 as document 23137161.
- 2) Encroachment of the following as shown on survey dated August 27, 2018 made by Gremley and Biedermann, order no. 2018-25834-001:
 - Encroachment of fire escape over and onto the property lying northeasterly and adjoining approximately 4.56 feet, more or less.
 - Encroachment of overhead vent over and onto the property lying northwesterly and adjoining approximately 0.05 feet, more or less.
 - Encroachment of concrete over and onto the property lying northwesterly and adjoining approximately 0.05 feet, more or less.
 - Encroachment of vestibule over and onto the property lying southwesterly and adjoining approximately 2.06 feet, more or less.
 - Encroachment of overhang over and onto the property lying southwesterly and adjoining approximately 3.05 feet, more or less.
- 3) Mortgage dated November 1, 2018 to secure an indebtedness of \$4,500,000.00 and such other sums as provided therein.

Except if Grantee sustains loss or damage by reason of the entry of any final judgment or decree by a court of competent jurisdiction denying the right to maintain the improvements as now located on the real estate described in this Deed and because of the encroachment(s) as noted in this Schedule B Exceptions.