

# UNOFFICIAL COPY

PT18-45449-I 144

**THIS INSTRUMENT PREPARED BY:**

Jennifer Barton, Esq.  
Robbins, Salomon & Patt, Ltd.  
180 N. LaSalle Street, Suite 3300  
Chicago, Illinois 60601



Doc# 1834506025 Fee \$48.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/11/2018 11:19 AM PG: 1 OF 6

**PROPERTY ADDRESS:**

7001 S. Michigan Ave.  
Chicago, IL 60637

**PARCEL ID NUMBER(S):**

20-22-322-001-0000  
20-22-322-002-0000

**AFTER RECORDING RETURN TO:**

Roberts McGivney Zagotta  
Attn: Erin O'Brien  
305 N. Peoria Street, Suite 200  
Chicago, Illinois 60607

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## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 5<sup>th</sup> day of December, 2018, by **WOODLAWN PROPERTIES LLC, an Illinois limited liability company**, the GRANTOR to **7001 S MICHIGAN LLC, an Illinois limited liability company**, the GRANTEE, having an address at 1408 West Belmont, Suite 1, Chicago, Illinois 60657. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the GRANTEE, the receipt of which is acknowledged, the GRANTOR hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Real Estate") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Real Estate, with the appurtenances thereto, forever, *subject to the matters set forth on EXHIBIT B*.

The GRANTOR for itself and its successors and assigns, hereby covenants with the GRANTEE, its successors and assigns, that the GRANTOR is the true and lawful owner of the Real Estate and is well seized of the same in fee simple, and that GRANTOR has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that the GRANTOR will warrant and defend the same against the lawful claims and demands of all persons claiming through or under the GRANTOR but none other.

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*IN WITNESS WHEREOF*, the GRANTOR aforesaid hereby executes and delivers this Special Warranty Deed as of the day and year first above written for the purposes set forth herein.

**WOODLAWN PROPERTIES LLC, an Illinois limited liability company**

By:   
Name: Eric Green  
Its: Manager and Authorized Signatory

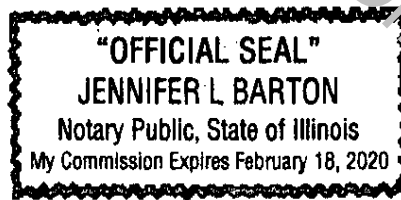
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ERIC GREEN, personally known to me to be the Manager and Authorized Signatory of Woodlawn Properties LLC, an Illinois 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 he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 5 day of December, 2018.

  
NOTARY PUBLIC

**PLEASE MAIL TAX BILLS TO:**  
7001 S Michigan LLC  
Attn: Adam Walls  
1408 West Belmont, Suite 1  
Chicago, Illinois 60657



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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOTS 23, 24 AND THE NORTH 3.67 FEET OF LOT 22 IN BLOCK 12 IN N. LANCASTER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE NORTH 25 FEET OF THE SOUTH 46.33 FEET OF LOT 22 IN BLOCK 12 IN N. LANCASTER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 7001 S. Michigan Ave., Chicago, IL 60637

Parcel ID(s): 20-22-322-001-0000; 20-22-322-002-0000

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General real estate taxes for the years 2018 and thereafter which are not yet due, payable or delinquent.
2. Rights of tenants in possession, as tenants only, under prior written but unrecorded leases in effect as of the date of this commitment/policy, without right or options to purchase insured property.
3. Encroachment of fence located mainly on the land over and onto land south and adjoining by an undisclosed amount as shown on the survey dated July 15, 2018, prepared by Brian C. Plautz, I.P.L.S. 035-004378 on behalf of Premier Land Surveying L.L.C., as job no. 2018-0035.
4. Encroachment of multi-story brick building over and onto E. 70<sup>th</sup> Street by a distance of 0.3 feet, more or less, and over and onto public alley by a distance of 0.02 feet, more or less, as shown on the survey dated July 15, 2018, prepared by Brian C. Plautz, I.P.L.S. 035-004378 on behalf of Premier Land Surveying L.L.C., as job no. 2018-0035.
5. Laundry room lease agreement dated April 12, 2018 by and between Woodlawn Properties LLC, Lessor, and CSC Serviceworks, Inc., Lessee, for a term of eight years beginning April 28, 2018. Contains provisions for automatic renewals.

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 11-Dec-2018

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<b>CHICAGO:</b>	19,500.00
<b>CTA:</b>	7,800.00
<b>TOTAL:</b>	<b>27,300.00 *</b>



20-22-322-001-0000 | 2018-1101632566 | 0-842-373-792

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

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

11-Dec-2018



<b>COUNTY:</b>	1,300.00
<b>ILLINOIS:</b>	2,600.00
<b>TOTAL:</b>	3,900.00

20-22-322-001-0000

20181101632566 | 0-794-647-200