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This Instrument Prepared By:

Shawn K. Ronda, Esq.
DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606

After Recording Mail To:

Scott A. Weisenberg, Esq.
Selig Law Firm
150 North Riverside Plaza
Suite 1810
Chicago, Illinois 60606

Mail Tax Bills To:

328 N. CARPENTER, L.L.C.
c/o Murphy Development Group, LLC
181 West Madison, Suite 4700
Chicago, Illinois 60602

Doc#: 1903655199 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2019 11:56 AM Pg: 1 of 4

Dec ID 20190101682012
ST/CO Stamp 0-272-173-472 ST Tax \$7,565.00 CO Tax \$3,782.50
City Stamp 1-338-313-120

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Deed, made this 25th day of January, 2019, between **MC ASB 312 CARPENTER LLC**, a Delaware limited liability company ("**Grantor**"), and **328 N. CARPENTER, L.L.C.**, a Delaware limited liability company, whose address is 181 W. Madison Street, Suite 4700, Chicago, Illinois 60602 ("**Grantee**"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "**Premises**"):

See **Schedule 1** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said Premises as described above unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on **Schedule 2** attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

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IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

GRANTOR:

MC ASB 312 CARPENTER LLC,
a Delaware limited liability company

By: MC ASB Fulton Market Holdings, LLC
its sole member

By: MC Fulton Investor II LLC,
its manager

By: _____
Name: _____
Its: _____
Date: _____



STATE OF ILLINOIS

COUNTY OF COOK

) SS.
)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Joseph Jackson, the Authorized Signatory of MC Fulton Investor II LLC, the manager of MC ASB Fulton Market Holdings, LLC, the sole member of MC ASB 312 Carpenter LLC, a Delaware limited liability company, being Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 24 day of January, 2019.



Notary Public

My Commission expires:

8-14-22



[Signature Page to Special Warranty Deed]

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SCHEDULE 1

LEGAL DESCRIPTION OF THE REAL PROPERTY




Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN SUB BLOCK 13, IN CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 127.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 06 SECONDS WEST 120.53 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 127.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 120.50 FEET TO THE POINT OF BEGINNING, ALL IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 328 North Carpenter Street, Chicago, IL60607

Permanent Index Number: 17-08-410-016-0000

REAL ESTATE TRANSFER TAX		01-Feb-2019
		COUNTY: 3,782.50
		ILLINOIS: 7,565.00
		TOTAL: 11,347.50
17-08-410-016-0000 20190101682012 0-272-173-472		
REAL ESTATE TRANSFER TAX		01-Feb-2019
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
17-08-410-016-0000 20190101682012 1-338-312-120		
* Total does not include any applicable penalty or interest due.		

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SCHEDULE 2

PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2018 and subsequent years.
2. Terms, conditions, provisions and restrictions as contained in an Environmental No Further Remediation Letter recorded April 8, 2016 as document 1609957080.
3. Terms, conditions, provisions and restrictions as contained in an Ordinance passed by the City of Chicago designating the Fulton-Randolph Market District as a Landmark District recorded April 11, 2016 as document 1610234060.
4. Terms, conditions, provisions and restrictions as contained in a Notice of Designation as a Chicago Landmark recorded July 6, 2017 as document 1718742110.