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After recording, please mail to:

Bixby Owner LLC
1209 Orange Street
Wilmington, DE 19801

Doc# 1903819041 Fee \$46.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2019 12:15 PM PG: 1 OF 5

Send tax bills to:

Bixby Owner LLC
1209 Orange Street
Wilmington, DE 19801

This instrument prepared by:

Pedro Cervantes, Esq.
TRISTAN & CERVANTES
30 W. Monroe Street, Suite 650
Chicago, Illinois 60603

This space reserved for Recorder's use only.

CHI 190338760 HK
①

SPECIAL WARRANTY DEED

JANUARY 2019

This Indenture, made this 30 day of ~~December~~, 2018, between **DDP ENTERPRISES LLC, an Illinois limited liability company ("Grantor")**, party of the first part, and **BIXBY OWNER LLC, a Delaware limited liability company ("Grantee")**, having an address of 1209 Orange Street, Wilmington, Delaware 19801, party of the second part, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto (the "**Property**");

Together with all and singular the hereditaments and appurtenances belonging thereto, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said Property as described above, with the appurtenances, unto the Grantee and its successors, **FOREVER**.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree to and with the Grantee and its successors that the Grantor has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and that it **WILL WARRANT AND**

Exhibit D

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FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[signature page follows]

| REAL ESTATE TRANSFER TAX | | 07-Feb-2019 |
|--|-----------|-------------|
|  | COUNTY: | 37.50 |
|  | ILLINOIS: | 75.00 |
| | TOTAL: | 112.50 |
| 17-08-136-016-0000 20190201694093 1-454-475-680 | | |

| REAL ESTATE TRANSFER TAX | | 07-Feb-2019 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |
| 17-08-136-016-0000 20190201694093 0-964-209-056 | | |
| * Total does not include any applicable penalty or interest due. | | |

Exhibit D

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[signature page to Special Warranty Deed]

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

DDP Enterprises LLC,
an Illinois limited liability company

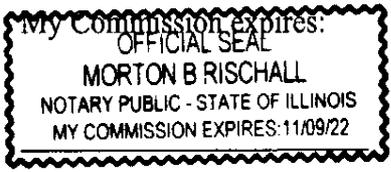
By: [Signature]
Name: PETER YANEK
Its: MEMBER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Peter YANEK being a Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing, 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 the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 15th day of January, 2019.

[Signature]
Notary Public



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Exhibit A

Legal Description

The West 1/2 of the vacated North and South 10 foot alley lying West of and adjoining the West line of Lots 1 to 6, lying East of and adjoining the East line of Lot 19 and lying South of and adjoining the North line of said Lot 6, produced West 10.0 feet in Block 3, all in Armour's Subdivision in the Southeast corner of the West 1/2 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-08-136-016-0000

Address: 400 N. Noble, Chicago, 60642

Property of Cook County Clerk's Office

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Exhibit B

List of Permitted Exceptions

1. Taxes for the year(s) 2018 and 2019, not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the leases.
3. No further remediation letter recorded April 11, 2007 as document 0710139093.
4. Declaration of water easement recorded May 28, 2004 as document 0414934071 made by and between Sogo Partners LLC and 1455 W. Hubbard LLC, and the terms, provisions and limitations contained therein.
5. Party Wall Rights of the owners of the property East and adjoining.
4. Rights of access to the Land of the land west and adjoining of the subject property via doors.
5. Rights of the public and quasi-public utilities, if any, in said vacated north south alley for maintenance therein of poles, conduits, sewers and other facilities.