



# UNOFFICIAL COPY



\*19039180510\*

Doc# 1903918051 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2019 01:18 PM PG: 1 OF 5

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

When recorded, return to:

R. Kymn Harp  
Robbins, Salomon & Patt, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601

AP1809212 10/4

## SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, GW FIDELITY 26<sup>th</sup> STREET, an Illinois limited liability company (the "Grantor"), whose mailing address is 2211 North Elston Street, Suite 304, Chicago, Illinois, hereby conveys and specially warrants to LITTLE VILLAGE RETAIL, LLC, an Illinois limited liability company ("Grantee"), the following described real property situated in Cook County, Illinois together with all rights and privileges appurtenant thereto:

See the legal description set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Property").


SUBJECT TO: All taxes, assessments, reservations in patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record and set forth in Exhibit B attached hereto and made a part hereof ("Permitted Encumbrances").

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.



The undersigned person or persons executing this deed on behalf of Grantor represents and certifies that they are fully empowered to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

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P 5

REAL ESTATE TRANSFER TAX	06-Feb-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-25-124-038-0000 | 20190101685687 | 1-535-101-344

REAL ESTATE TRANSFER TAX	08-Feb-2019
 COUNTY:	3,250.00
 ILLINOIS:	6,500.00
TOTAL:	9,750.00

16-25-124-038-0000 | 20190101685687 | 1-260-153-248

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

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AP 1809212

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Dated this 21 day of January, 2019.

Grantor:

GW FIDELITY 26TH STREET, LLC  
an Illinois limited liability company

By: GW Property Group, LLC—Series 13  
A Delaware limited liability company  
Its Manager

By: The Mitchell Goltz Living Trust u/t/a  
June 11, 2014, A Member

By: Mitch Goltz  
Mitch Goltz, Trustee

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 21 day of January, 2019, by Mitch Goltz as Trustee of the Mitchell Goltz Living Trust u/t/a June 11, 2014, Member of GW PROPERTY GROUP LLC - SERIES 13, a Delaware limited liability company, on behalf of the company.

Natalie Renee Acerto  
Notary Public – Signature

Natalie Renee Acerto  
Notary Public – Printed

My Commission expires: 8/4/20

County of Residence: COOK

This instrument prepared by:  
Stephanie I. Engstrom  
Jaffe & Berlin, L.L.C.  
111 W Washington Street, Suite 900  
Chicago, Illinois 60602



Tax Bill Address:  
FLAHERTY & COLLINS  
ONE INDIANA SUITE 3000  
INDIANAPOLIS, IN 46204

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## Exhibit A

### Legal Description of the Property

PINs: 16-25-127-001-0000 (Affects Parcel 1)  
 16-25-124-038-0000 (Affects Lots 26 and 27 of Parcel 2)  
 16-25-124-039-0000 (Affects Lots 23, 24 and 25 of Parcel 2)  
 16-25-124-040-0000 (Affects Lot 22 of Parcel 2)  
 16-25-124-041-0000 (Affects Lot 21 of Parcel 2)  
 16-25-124-042-0000 (Affects Lot 20 of Parcel 2)  
 16-25-124-043-0000 (Affects Lot 19 of Parcel 2)

#### PARCEL 1:

LOT 6 IN BLOCK 7 IN COUNTY CLERK'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 19, 20, 21, 22, 23, 24, 25, 26 AND 27 IN BLOCK 4 IN TREGO AND SMITH'S SUBDIVISION OF THE WEST 597 FEET OF THE EAST 18 ACRES OF THE WEST 34 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3000-3010 W. 26<sup>th</sup> ST  
 2957 W 25<sup>th</sup> Pl

Chicago, IL 60623

Chicago, IL 60623

Cook County Clerk's Office

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## Exhibit B Permitted Encumbrances

1. General real estate taxes for the second installment of 2018 and subsequent years.  
Tax number: 16-25-127-001-0000 (Affects Parcel 1)
2. General real estate taxes for the second installment of 2018 and subsequent years.  
  
Tax numbers: 16-25-124-038-0000 (Affects Lots 26 and 27 of Parcel 2)  
16-25-124-039-0000 (Affects Lots 23, 24 and 25 of Parcel 2)  
16-25-124-040-0000 (Affects Lot 22 of Parcel 2)  
16-25-124-041-0000 (Affects Lot 21 of Parcel 2)  
16-25-124-042-0000 (Affects Lot 20 of Parcel 2)  
16-25-124-043-0000 (Affects Lot 19 of Parcel 2)
3. The land lies within the boundaries of a Special Service Area 25 as disclosed by Ordinance recorded as document 0833645027 and is subject to additional taxes under the terms of said ordinance and subsequent ordinances.
4. Memorandum of Lease dated September 17, 2015 and recorded October 14, 2015 as document 1528739038 made by and between GW Fidelity 26th Street, LLC, an Illinois limited liability company (Landlord) and Panda Express, Inc., a California corporation (Tenant) which demises the Land for a period ending September 17, 2025, and the rights of all parties claiming thereunder, if any and the Tenants right of first refusal to purchase the premises.
5. Ordinance recorded as document No. 87191374 relating to Enterprise Zone I, and the terms and conditions contained therein.
6. Ordinance recorded as document no. 93906284 relating to Enterprise Zone I, and the terms and conditions contained therein.
7. The following matters referenced in the survey by United Survey Service, LLC dated March 10, 2015 and designated Job No. 2015-22181:  
  
Encroachment, if any, of a commercial sign affixed to the building located on the Land over and onto the public way south and adjoining by undisclosed distances.
8. Encroachment, if any, upon property adjoining on the north by the 1-story building located on Parcel 2 appurtenant to insured premises, as shown by Plat of survey prepared by United Survey Service, LLC, File no. 2015-22181 dated March 10, 2015.
9. Rights and access of public utility companies for maintenance of the overhead electric wires along the northerly part of Parcel 2, depicted on plat of survey prepared by United Survey Service, LLC, File no. 2015-22181, dated March 10, 2015.
10. Notice of Completion recorded March 3, 2017 as document number 1708206170.

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11. Rights of Panda Express, Inc., Oak Street Health, MSO, Dental Town, Ltd., and Fred Loya Insurance Agency, Inc. as tenants under unrecorded leases.

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RECORDER OF DEEDS

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Property of Cook County Clerk's Office