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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 11:42 AM PG: 1 OF 7

THIS INSTRUMENT PREPARED BY:

Jami L. Brodey, Esq.
Goldberg Kohn Ltd.
55 E. Monroe Street, Suite 3300
Chicago, IL 60603
312-201-4000

AFTER RECORDING RETURN TO:

Barack Ferrazzano Kirschbaum
& Nagelberg LLP
200 West Madison, Suite 3900
Chicago, Illinois 60606
Attn: Brett Feinberg, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated February 13, 2019, is by Theta Properties, LLC, an Illinois limited liability company (the "**Grantor**"), to and in favor of 1827 Hubbard Venture LLC, a Delaware limited liability company ("**Grantee**"), having an address of c/o Dayton Street Partners, 350 West Hubbard Street, Suite 222, Chicago, Illinois 60654.

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, does hereby GRANT, BARGAIN AND SELL, REMISE AND RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto, including all improvements and permanent fixtures located thereon;

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

AND, Grantor for itself, and its successors, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, 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 for matters set forth on **Exhibit B** attached hereto and made a part hereof; and that Grantor will warrant and defend said premises against all persons lawfully claiming by, through or under Grantor, subject only to those matters set forth on **Exhibit B**.

First American Title Order# NCS - 927412

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[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS.]

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


GRANTOR:



THETA PROPERTIES, LLC,
an Illinois limited liability company

By: Martha B. Olson
Name: Martha B. Olson
Its: Member

Mail Tax Bills to:

1827 Hubbard Venture LLC
c/o Dayton Street Partners
350 West Hubbard Street, Suite 222
Chicago, Illinois 60654

REAL ESTATE TRANSFER TAX		01-Mar-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-07-237-006-0000 20190101688327 1-370-326-432		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Mar-2019
	COUNTY:	1,988.75
	ILLINOIS:	3,977.50
	TOTAL:	5,966.25
17-07-237-006-0000 20190101688327 1-358-010-784		

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 43 TO 49, INCLUSIVE AND THAT PART OF VACATED SMART STREET LYING EAST OF AND ADJOINING LOTS 43 TO 49 AND WEST OF AND ADJOINING LOTS 36 TO 42 IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE VACATED NORTH SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 43 AND 44 BOTH INCLUSIVE, IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF VACATED SMART STREET LYING SOUTH OF THE SOUTH LINE OF HUBBARD STREET, LYING NORTH OF A LINE PRODUCED FROM THE NORTHWEST CORNER OF LOT 42 WEST TO THE NORTHEAST CORNER OF LOT 43, LYING WEST OF THE WEST LINE OF LOT 18 EXTENDED SOUTH TO THE NORTHWEST CORNER OF LOT 42, AND LYING EAST OF THE EAST LINE OF LOT 17 EXTENDED SOUTH TO THE NORTHEAST CORNER OF LOT 43; ALL IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOTS 43 THROUGH 49, INCLUSIVE, IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OVER THE NORTH 30 FEET OF LOTS 55 AND 56 THEREOF AND THE WEST 1/2 OF THE VACATED NORTH SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOTS 55 AND 56 IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SET FORTH IN TRUSTEE'S DEED RECORDED AS DOCUMENT 97268503, IN COOK COUNTY ILLINOIS.

Common Address: 1827 West Hubbard Street, Chicago, Illinois

PIN(S): 17-07-237-006-0000, 17-07-237-007-0000, 17-07-237-034-0000, and 17-07-237-036-000

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EXHIBIT B

Exceptions to Title

1. General real estate taxes for the year 2018 and subsequent years, a lien not yet ascertainable or payable.
2. Reservation by the City of Chicago of the right of access for maintaining and operating a certain water main located in vacated Smart Street, and the connections thereto, as set forth by Ordinance recorded on May 21, 1906 with the Register of Deeds of Cook County, Illinois (the "Recorder") as Document 3866323.
3. Easement for the use and maintenance of a sewer located in vacated Smart Street in Block 30 running from Hubbard Street (formerly known as Austin Avenue) to Kinzie Street, granted to the City of Chicago by Document 10431734, recorded on July 18, 1929 with the Recorder, and the terms and conditions contained therein.
4. Easement in favor of Commonwealth Edison Company for pole lines, conduits and maintenance purposes granted by Document 17340092, recorded October 8, 1958 with the Recorder, and the terms and conditions thereof.
5. Easement in favor of Commonwealth Edison Company for pole lines, conduits and maintenance purposes granted by Documents 25035442 and 25035443, recorded July 5, 1979 with the Recorder, and the terms and conditions thereof.
6. Roof support agreement recorded May 8, 1997 as Document 97326449 with the Recorder, and the terms and conditions contained therein.
7. Reservation of downspout/sewer easement recorded November 28, 2001 with the Recorder, as Document 0011118295, and the terms and conditions contained therein.
8. Roof support agreement recorded November 28, 2001 with the Recorder, as Document 0011118297, and the terms and conditions contained therein.
9. Terms, provisions, covenants, conditions, and restrictions contained in and rights and obligations created by Easement for Ingress and Egress as set forth in Trustees Deed recorded April 17, 1997 with the Recorder, as Document 97268503, together with the rights of the adjoining owners in and to the concurrent use of said easement.
10. Rights of public or quasi-public utilities, if any, in the vacated street or alley described on Exhibit A to this Special Warranty Deed.

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11. Rights of Tablescapes, Ltd. under an unrecorded lease.

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