

UNOFFICIAL COPY

Doc#: 1912655251 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/06/2019 11:45 AM Pg: 1 of 4

Prepared by:
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, Colorado 80202
Attn: Lauren E. Hirt, Esq.

Dec ID 20190401656253
ST/CO Stamp 0-304-490-400 ST Tax \$5,195.00 CO Tax \$2,597.50
City Stamp 0-342-588-320 City Tax: \$54,547.50

and after recording return to:

Winston & Strawn LLP
35 W. Wacker Drive
Chicago, Illinois 60601
Attn: Luke Haller

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 1 day of May, 2019 between UNO GROUNDS LLC, an Illinois limited liability company, having an address at 8 River Terrace, Apt 10R, New York, New York 10282 ("Grantor"), and MLRP 2304 WOOD LLC, a Delaware limited liability company, having an address at One Pierce Place, Suite 450, Itasca, Illinois 60143 ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land located in Cook County, Illinois, as more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not further or otherwise, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

NCS 948389 1 of 1

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

GRANTOR:

UNO GROUNDS LLC.
an Illinois limited liability company

By: [Signature]
Name: KARL CHONG
Title: MANAGER

STATE OF New York)
) SS:
COUNTY OF New York)

On this 26 day of April, 2019, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Karl Chong to me known, who, being by me duly sworn, did depose and say that he/she is the Manager of Uno Grounds LLC, a(n) _____, that the instrument was signed and sealed on behalf of the _____, and that the foregoing _____ acknowledged execution of the instrument to be his/her voluntary act and the voluntary act and deed of said _____.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: 6/6/2020

[Signature]
Notary Public
(Seal)



MAIL SUBSEQUENT TAX BILLS TO:

MLRP 2304 Wood LLC
c/o ML Realty Partners
One Pierce Place, Suite 450
Itasca, Illinois 60143

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Exhibit A



Legal Description

Commonly Known As: 2304 South Wood Street, Chicago, Illinois

BLOCK 7 (EXCEPT THAT PART OF BLOCK 7 IN S.J. WALKER'S DOCK ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 7; THENCE NORTHEASTERLY ALONG NORTHERLY LINE OF SAID BLOCK 7, 217.20 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO NORTHERLY LINE OF SAID BLOCK, 200 FEET TO SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTHWESTERLY ALONG SOUTHERLY LINE OF SAID BLOCK; 315.36 FEET TO SOUTHWESTERLY CORNER OF SAID BLOCK; THENCE NORTH ALONG WEST LINE OF SAID BLOCK 222.79 FEET TO THE PLACE OF BEGINNING) IN S.J. WALKER'S DOCK ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-30-209-008-0000

| REAL ESTATE TRANSFER TAX | | 02-May-2019 |
|---|---------------|--------------------|
|  | CHICAGO: | 38,962.50 |
| | CTA: | 15,585.00 |
| | TOTAL: | 54,547.50 * |
| 17-30-209-008-0000 20190401656253 0-342-588-320 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 02-May-2019 |
|---|---------------|-----------------|
|  | COUNTY: | 2,597.50 |
|  | ILLINOIS: | 5,195.00 |
| | TOTAL: | 7,792.50 |
| 17-30-209-008-0000 20190401656253 0-304-490-400 | | |

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Exhibit B

Permitted Exceptions

1. General real estate taxes for the year(s) 2018 (Final Installment), a lien not yet due and payable, and 2019 and subsequent years.

The first installment of the 2018 taxes in the amount of \$44,843.16 is paid.

The final installment of the 2018 taxes and the 2019 taxes are not yet ascertainable or payable.

Permanent Index Number: 17-30-209-008-0000 Vol. 601

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

2. Terms, provisions and conditions contained in Lease by and between Blue Island and Wood, LLC, Lessor, and Sunbelt Rentals, Inc., Lessee, dated June 22, 2007 as disclosed by a Memorandum of Lease recorded June 29, 2007 as document 0718018002, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Note: said lease initial term of the lease is fifteen (15) years.

Note: said lease contains two (2) additional five (5) year renewal terms.

3. Terms, provisions and conditions contained in Lease by and between Blue Island and Wood, LLC, Lessor, and Sunbelt Rentals, Inc., Lessee, dated June 22, 2007 as disclosed by a Memorandum of Lease recorded August 05, 2008 as document 0721818010, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Note: said lease initial term of the lease is fifteen (15) years.

Note: said lease contains two (2) additional five (5) year renewal terms.

4. Survey prepared by Weaver Consultants Group, dated April 4, 2013, under Job No. 1393-333-09, shows the following:
 - a. Encroachment of the fence located mainly on the property Southwest and adjoining onto the land by approximately 0.50 feet.
5. This item has been intentionally deleted.
6. Rights of the following tenants, as tenants only pursuant to written lease agreements, with no rights to purchase:

Sunbelt Rentals, Inc.