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This Instrument was prepared by:

Todd A. Bickel, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois, 60602

After recording, please mail to:

Stuart M. Savitz
414 N. Orleans Street, Ste 210
Chicago, IL 60654

Mail Subsequent Tax Bills to:

RKB EBB LLC
224 N. Desplaines Street, Ste 650
Chicago, IL 60661



Doc# 2001006122 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2020 01:05 PM PG: 1 OF 4

Space Above for Recorder's Use Only

19SA 6d 95 96 LFF
18030000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 9th day of January, 2020, by 1900 W. HUBBARD, LLC, an Illinois limited liability company, the GRANTOR, of 1900 W. Hubbard Street, Chicago, IL 60622 to RKB EBB LLC, an Illinois limited liability company, the GRANTEE, having an address at 224 N. Desplaines, Ste 650, Chicago, IL 60661. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the GRANTEE, the receipt of which is acknowledged, the GRANTOR hereby GRANT, BARGAIN, SELL AND CONVEY to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Real Estate") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Property Address: 1900 W. HUBBARD STREET, CHICAGO, IL 60622

PIN: 17-07-229-019 thru 023-0000 & 17-07-229-039 thru 042-0000

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Real Estate, with the appurtenances thereto, forever, *subject to the matters set forth on EXHIBIT B.*

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REAL ESTATE TRANSFER TAX	09-Jan-2020
	CHICAGO: 21,375.00
	CTA: 8,550.00
	TOTAL: 29,925.00 *

REAL ESTATE TRANSFER TAX	09-Jan-2020
	COUNTY: 1,425.00
	ILLINOIS: 2,850.00
	TOTAL: 4,275.00

17-07-229-040-0000 | 20200101688400 | 0-612-412-768

17-07-229-040-0000 | 20200101688400 | 2-125-454-688

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

CT-FT

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

SUB LOTS 1 THROUGH 6 AND 46 THROUGH 50 IN LOT 1 IN COCHRAN'S SUBDIVISION OF BLOCK 39 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:

THE EAST HALF OF LOT 44 AND ALL OF LOT 45 IN COCHRAN'S SUBDIVISION OF BLOCK 39 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AS OF THE CLOSING DATE

GROUND LEASE BY AND BETWEEN 1900 W. HUBBARD, LLC, AS LANDLORD, AND UNITED STATE CELLULAR OPERATING COMPANY OF CHICAGO, LLC, PREDECESSOR-IN-INTEREST TO MIDWEST NT 1, LLC, AS TENANT, AS AMENDED FROM TIME TO TIME, THE LAST SUCH AMENDMENT BEING THE EIGHTH AMENDMENT THERETO, DATED JULY 16, 2016.

ENCROACHMENT OF THE CYCLONE FENCE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY NORTH AND ADJOINING BY RANGING APPROXIMATELY 2.75 FEET TO 2.79 FEET AND TO EAST BY 0.38 FEET AND OF THE IRON FENCE ON THE LAND ONTO THE PROPERTY EAST BY APPROXIMATELY 0.26 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2019-27017-001 PREPARED BY GREMLEY & BIEDERMANN. DATED AUGUST 2, 2019.

AN ENCROACHMENT OF THE BRICK BUILDING SITUATED ON SAID LAND INTO OR ONTO THE ADJOINING LAND ON THE EAST BY APPROXIMATELY 0.12 FEET TO 0.20 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2019-27017-001 PREPARED BY GREMLEY & BIEDERMANN. DATED AUGUST 2, 2019.

AN ENCROACHMENT OF THE BRICK BUILDING SITUATED ON SAID LAND INTO OR ONTO THE ADJOINING LAND ON THE SOUTH BY APPROXIMATELY 0.06 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2019-27017-001 PREPARED BY GREMLEY & BIEDERMANN. DATED AUGUST 2, 2019.