UNOFFICIAL COPY

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 DEED 1954 1959 1959

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made 25 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 thereor (the "Real Estate") situated in the County of Cook, State of Illinois, legally described and known as inflows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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

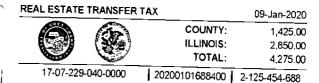
PIN: 17-07-229-019 thru 023-0000 & 17-07-229-039 thru 042-0000

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 <u>EXHIBIT B</u>.

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

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

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



OTH

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The GRANTOR for itself and its successors and assigns, hereby covenants with the GRANTEE, its successors and assigns, that the GRANTOR is the true and lawful owner of the Real Estate and is well seized of the same in fee simple, and that GRANTOR has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that the GRANTOR will warrant and defend the same against the lawful claims and demands of all persons claiming through or under the GRANTOR but none other.

IN WITNESS WHEREOF, the Grantor, aforesaid, hereby executes and delivers this **Special Warranty Deed** effective as of January 9, 2020 as its free and voluntary act, for the purposes set forth herein.

1900 W. HUBBARD, LLC,
an Illinois limited liability company
2/20
By:
Name: Joel Garber, Manager
By: White at
Name: Richard Pritikin, Manager
00/
Ackt owledgement
STATE of ILLINOIS)
COUNTY of Cook) SS

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Joel Garber & Richard Pritikin, not personally, but as the Managers of 1900 W. Hubbard, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act in the capacity aforesaid, for the uses and purposes therein set forth

Dated: this 9th day of January, 2020

"OFFICIAL SEAL"
CATHRINE B IRBY

Notary Public, State of Illinois My Commission Expires February 03, 2024

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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 HALL 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.

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

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

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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 (HERETO, DATED JULY 16, 2016.

ENCROACHMENT OF THE CYCLONE FENCE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY NOFTH 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 7., 2019.

AN ENCROACHMENT OF THE BRICK FUIL DING 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 STUATED 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 PT PARED BY GREMLEY & BIEDERMANN. DATED AUGUST 2, 2019.