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Doc#: 2007208004 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/12/2020 08:33 AM Pg: 1 of 5

Dec ID 20200301631883
ST/CO Stamp 0-673-259-360 ST Tax \$3,700.00 CO Tax \$1,850.00
City Stamp 0-960-589-664 City Tax: \$38,850.00

111
987277

SPECIAL WARRANTY DEED

MAIL TO:

MLRP 1716 HUBBARD LLC
c/o ML REALTY PARTNERS LLC
One Pierce Place, Suite 450
Itasca, Illinois 60143

NAME & ADDRESS OF TAXPAYER:

MLRP 1716 HUBBARD LLC
c/o ML REALTY PARTNERS LLC
One Pierce Place, Suite 450
Itasca, Illinois 60143

THE GRANTOR, **SCCA STORE HOLDINGS REAL PROPERTY LLC**, a Delaware limited liability company, with an address of 225 Liberty Street, 31st Floor, New York, New York 10281, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, GRANTS, BARGAINS, CONVEYS AND SELLS to:

MLRP 1716 HUBBARD LLC, a Delaware limited liability company of the City of Itasca, State of Illinois, the Grantee, with an address of One Pierce Place, Suite 450, Itasca, Illinois 60143, all interest in the following described tract or parcel of land situated in the County of Cook, State of Illinois to wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


together with all buildings, structures, improvements and related facilities located thereon and all rights, privileges, easements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises; to have and to hold the said premises as above described, with appurtenances unto the Grantee, its heirs, successors and assigns forever, subject to State, County and municipal real estate taxes and assessments, general and special for 2019 and subsequent years, as well as all easements, covenants, restrictions and



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rights of way of record, and other matters of record, if any, and subject to all building and zoning laws and ordinances, and any matters that an accurate survey would disclose.

Grantor hereby warrants the title to the Property to Grantee and will defend the same against the lawful claims of all persons whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Property Index Numbers: 17-07-232-011-0000
17-07-232-012-0000
17-07-232-013-0000
17-07-232-023-0000

REAL ESTATE TRANSFER TAX		06-Mar-2020
	CHICAGO:	27,750.00
	CTA:	11,100.00
	TOTAL:	38,850.00 *
17-07-232-011-0000 20200301631883 0-960-589-664		

REAL ESTATE TRANSFER TAX		06-Mar-2020
	COUNTY:	1,850.00
	ILLINOIS:	3,700.00
	TOTAL:	5,550.00
17-07-232-011-0000 20200301631883 0-673-259-360		

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

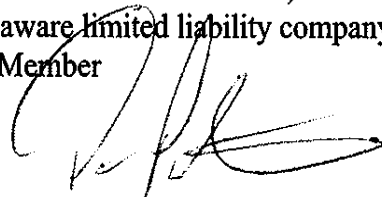
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IN TESTIMONY WHEREOF, the said SCCA STORE HOLDINGS REAL PROPERTY LLC, a Delaware limited liability company, has executed this Special Warranty Deed as of the 6 day of March, 2020.

SCCA STORE HOLDINGS REAL PROPERTY LLC, a Delaware limited liability company

By: **SAKS & COMPANY LLC**,
a Delaware limited liability company,
Sole Member

By: 

Ian Putnam,
President, Real Estate, and
Chief Corporate Development Officer

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

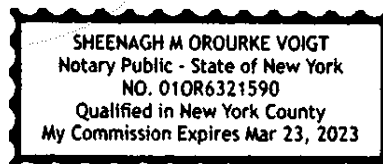
I, the undersigned, a Notary Public, in and for said County, in State aforesaid, does hereby certify that Ian Putnam, personally known to me to be the President, Real Estate, and Chief Corporate Development Officer of SAKS & COMPANY LLC, a Delaware limited liability company, the sole member of SCCA STORE HOLDINGS REAL PROPERTY LLC, a Delaware limited liability company, appeared before me this day in person and severally acknowledged that, as such of said company, the instrument within is the free and voluntary act of SCCA STORE HOLDINGS REAL PROPERTY LLC for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26 day of FEBRUARY, 2020.



Notary Public

My commission expires on 03-23, 2023.



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NAME AND ADDRESS OF PREPARER:

DIANE M. MISPAGEL, ESQ.
Illinois Bar # 6257142
Realty Law Partners, PC
138 N. Meramec Avenue
Clayton, Missouri 63105
(314) 721-7080

ADDRESS OF PROPERTY:

1716 West Hubbard Street
Chicago, Illinois 60622

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

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EXHIBIT A

(Legal Description)

Parcel 1:

Lots 2, 3, 6, 7, 15, 16, 17, 18, 19 and the West 4.3 feet of Lot 14 all in Embree's Subdivision of Block 31 of Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The West $\frac{1}{2}$ of the vacated alley, lying East of and adjoining Lots 6 and 7, aforesaid; and

the North $\frac{1}{2}$ of the vacated alley, lying South and adjoining Lot 7, aforesaid and South of the West $\frac{1}{2}$ of the heretofore mentioned North/South vacated alley extended South; and

the South $\frac{1}{2}$ of the vacated alley, lying North of and adjoining Lots 15 to 19, inclusive, and

the West 4.3 feet of Lot 14 aforesaid, all in Cook County, Illinois.