



2007641149D

Doc# 2007641149 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2020 02:34 PM PG: 1 OF 3

After Recording Return to:

WMS Property, LLC
c/o BR Acquisitions, LLC
1030 West Chicago Avenue, Suite 300
Chicago, Illinois 60642

CLH# 1802109ALD Soft

CT# JYJK

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 13TH day of March, 2020, by Williams Electronics Games, Inc., a Delaware corporation, ("Grantor"), whose address is 6601 Bermuda Road, Las Vegas, Nevada 89119, in favor of WMS Property, LLC, an Illinois limited liability company ("Grantee"), whose address is c/o Baum Revision, LLC, 1030 West Chicago Avenue, Suite 300, Chicago, Illinois 60642.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns forever, all the following described land, situated in the County of Cook and State of Illinois known and described as follows (the "Premises"):

SEE ATTACHED EXHIBIT A

subject to all matters of record and all matters that would be disclosed by an accurate survey of the Premises;

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, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee and its successors and assigns, that it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND FOREVER DEFEND, subject to all matters of record and all matters that would be disclosed by an accurate survey of the Premises.

[SIGNATURE PAGE FOLLOWS]

This Instrument Prepared by:

Kenneth D. Crews
GoodSmith Gregg & Unruh LLP
150 S. Wacker Drive, Suite 3150
Chicago, Illinois 60606

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INT A

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has signed these presents on the day and year first written above.

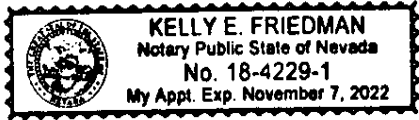
GRANTOR:

WILLIAMS ELECTRONICS GAMES, INC.,
a Delaware corporation

By: *Michael Quartieri*
Name: Michael Quartieri
Title: President, Treasurer & Secretary

STATE OF Nevada)
) ss:
COUNTY OF Clark)

On the 11th day of March in the year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Quartieri, the President, Treasurer & Secretary of WILLIAMS ELECTRONICS GAMES, INC., a Delaware corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the corporation upon behalf of which he individual acted, executed the instrument.



Kelly E. Friedman
Signature and Office of Individual
taking acknowledgment

SEND SUBSEQUENT TAX BILLS TO:
WMS Property, LLC
c/o BR Acquisitions, LLC
1030 West Chicago Avenue, Suite 300
Chicago, Illinois 60642

REAL ESTATE TRANSFER TAX		16-Mar-2020
	CHICAGO:	37,500.00
	CTA:	15,000.00
	TOTAL:	52,500.00 *
13-24-404-005-0000 20200301638544 1-435-518-768		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Mar-2020
	COUNTY:	2,500.00
	ILLINOIS:	5,000.00
	TOTAL:	7,500.00
13-24-404-005-0000 20200301638544 0-626-810-720		

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 250 FEET OF THE NORTH 769.22 FEET OF THE SOUTH 1238.50 FEET OF THE WEST 333 FEET (EXCEPT THE WEST 33 FEET TAKEN FOR NORTH CALIFORNIA AVENUE) OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF LOT 14 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS AND PART OF BLOCK 2 AND VACATED ALLEY IN ELECTRIC PARK SUBDIVISION BOTH IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 13-24-404-005-0000; 13-24-404-007-0000

Address: 3243, 3251 North California Avenue, Chicago, Illinois

PARCEL 2:

LOT 25 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-24-405-001-0000

Address: 3241 North California Avenue, Chicago, Illinois

PARCEL 3:

LOTS 21, 22, 23 AND 24 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1891, AS DOCUMENT NUMBER 1564100 IN BOOK 53 OF PLATS, PAGE 14.

PINs: 13-24-405-002-0000; 13-24-405-003-0000; 13-24-405-004-0000

Address: 3229, 3235, 3237 North California Avenue, Chicago, Illinois