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Doc# 2018857022 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2020 11:58 AM PG: 1 OF 8

SPECIAL WARRANTY DEED

THE GRANTOR

Kostner Street, L.L.C.,
an Illinois limited liability company
1334 N. Kostner Street
Chicago, Illinois 60651

(The Above Space for Recorders Use Only)

of the City of Chicago and County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, GRANTS, CONVEYS and WARRANTS to

1334 KOSTNER OWNER, LLC, a Delaware limited liability company (the "Grantee")

All of Grantor's right, title, and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description.)

Permanent Index Number(s) (PIN): 16-03-105-032; 16-03-106-002; 16-03-106-018

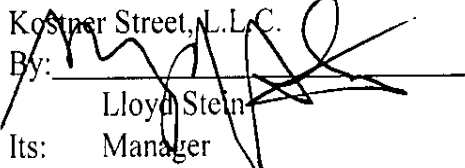
Address(es) of Real Estate: 1334 N. Kostner Avenue, Chicago, Illinois 60651
1330 and 1030

Together with all buildings, improvements, and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called, the "Real Estate"), and to have and to hold the Real Estate unto Grantee, its legal representatives, successors, and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

DATED this 15 day of June, 2020.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

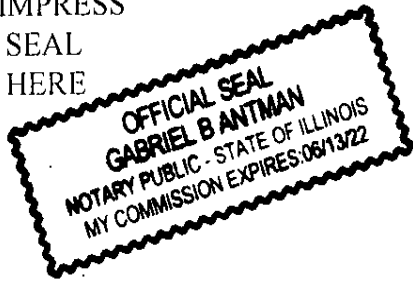
Kostner Street, L.L.C.
By: 
Lloyd Stein
Its: Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid; DO HEREBY CERTIFY that:

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IMPRESS
SEAL
HERE

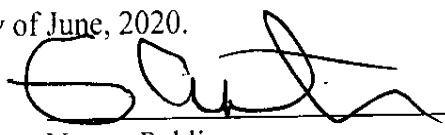
Lloyd Stein





personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 25 day of June, 2020.

Commission expires 6-13-22


Notary Public

This instrument was prepared by: Ronald Rosenblum, Esq., 111 W. Washington St., #1863, Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		30-Jun-2020
	COUNTY:	4,125.00
	ILLINOIS:	8,250.00
	TOTAL:	12,375.00
16-03-105-032-0000 20200601614572 1-823-337-184		

REAL ESTATE TRANSFER TAX		30-Jun-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-03-105-032-0000 20200601614572 0-859-089-632		

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

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Legal Description

of premises commonly known as 1334 N. Kostner Avenue, Chicago, Illinois 60651

SEE ATTACHED LEGAL DESCRIPTION.

MAIL TO:

Arnold Weinberg, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

SEND SUBSEQUENT
TAX BILLS TO:

1334 Kostner Owner, LLC
The Wrigley Building
400 N. Michigan Ave., Suite 350
Chicago, Illinois 60611

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EXHIBIT "A"

Order No.: 19ST00070LP

Parcel 1:

The North 248 feet of that part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian described as follows:

Beginning at the point of intersection of the East line of the West 300 feet of said Northeast 1/4 of the Northwest 1/4 with a straight line drawn from a point on said East line of West 300 feet which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4 to a point on the East line of said Northeast 1/4 of the Northwest 1/4 which is 685.15 ft South of the Northeast Corner thereof and running thence East along the above mentioned straight line a distance of 393.47 feet to its intersection with the West line of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said West line of the East 640.48 feet a distance of 634.91 feet to its intersection with the South line of said Northeast 1/4 of the Northwest 1/4; thence West along said South line of the Northeast 1/4 of the Northwest 1/4 a distance of 394.72 feet to its intersection with said East line of the West 300 feet of Northeast 1/4 of Northwest 1/4; and thence North along said East line of the West 300 feet a distance of 635.35 feet to the point of beginning; (except that part used by the Chicago and Northwestern Railway Company for a switch track, beginning at the Southeast corner of said premises hereinbefore conveyed and running thence Northwesterly in an arc to a point where the Southerly line of such switch track property meets the West line of said premises hereinbefore conveyed at a point 256.92 feet North of the Southwest corner of said premises hereinbefore conveyed; also, excepting from said premises that part conveyed to Zenith Radio Corporation by an instrument recorded June 16, 1960 as document number 17883825, being that part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian described as follows:

Beginning at the point of intersection of the East line (hereinafter referred to as "First Mentioned East Line") of the West 300 feet of said Northeast 1/4 of the Northwest 1/4 with a straight line (hereinafter referred to as "First Mentioned Straight Line") drawn from a point on the above described first mentioned East line which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4 to a point on the East line of said Northeast 1/4 of the Northwest 1/4 which is 685.15 feet South of the Northeast Corner thereof; and running thence East along the above first mentioned straight line a distance of 393.47 feet to its intersection with the West line (hereinafter referred to as "West Line") of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said West line a distance of 320 feet; thence West along a straight line (hereinafter referred to as "Second Mentioned Straight Line") located 320 feet South of and parallel with the above described first mentioned straight line a distance of 393.47 feet, more or less, to the intersection of such second mentioned straight line with the above described first mentioned East line; and thence North along said first mentioned East line a distance of 320 feet to the point of beginning), in Cook County, Illinois.

Parcel 3:

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EXHIBIT "A"

(continued)

The West 350 feet of the South 75 feet of the North 323 feet of the North 1/2 of that part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, lying East of the West 300 feet thereof, in Cook County, Illinois.

Parcel 4:

Easement for the benefit of Parcels 1, 2 and 3 (taken as a tract) as created by agreement between Zenith Radio Corporation, corporation of Delaware, and the Pyle-National Company, corporation of New Jersey, dated June 4, 1960 and recorded June 17, 1960 as document number 17885172 for Ingress and Egress over and across the South 15 feet of the East 640.48 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

Easement for the benefit of Parcel 1 as created by Warranty Deed from Charles Kling and Dorthea Kling, husband and wife, to the Pyle-National Company, corporation of New Jersey, dated July 24, 1916 and recorded July 28, 1916 as document number 5919740 for light and air over a strip of Land 15 feet wide immediately adjoining the South line of Parcel 1 for a distance of 755.96 feet West from the East line of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6 (also referred to as parcel 12-D):

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois:

Beginning at a point in the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3, which is 640.48 feet West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4 and running thence North on a line, which is parallel with the East line of said Northeast 1/4 of the Northwest 1/4 for the distance of 18.00 feet to a point; thence West on a line, which is parallel with the said South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwesterly on a curved line tangent to said last described line convex to the Southwest and having a radius of 373.07 feet, a distance of 267.33 feet to a point on a line that is 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3; thence West along said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4, a distance of 29.50 feet to a point of curve; thence Southeasterly on a curved line convex to the Southwest having a radius of 393.07 feet, a distance of 264.24 feet to a point on said South line of the Northeast 1/4 of the Northwest 1/4; thence East along said South line of the Northeast 1/4 of the Northwest 1/4 65.36 feet to the point of beginning, in Cook County, Illinois.

and excepting from the aforesaid Parcels those parts falling in the following described Parcels referred to as Parcels 12-B and 12-C, to-wit:

Parcel 12-B:

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EXHIBIT "A"

(continued)

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at a point in the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3, which is 640.48 feet West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4 and running thence North on a line, which is parallel with the East line of said Northeast 1/4 of the Northwest 1/4; for the distance of 18.00 feet to a point; thence West on a line, which is parallel with the said South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwest on a curved line, tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet, a distance of 267.33 feet to a point of a line, that is 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4 of said Section 3; thence West along said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4, a distance of 29.50 feet to a point of curve and the point of beginning of this description; thence Northwest on a curved line, convex to the Southwest and having a radius of 393.07 feet, a distance of 67.51 feet to a point of compound curve; thence continuing Northwest on a curved line, convex to the Southwest and having a radius of 369.27 feet, a distance of 108.70 feet to a point on the East line of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4, which is 256.92 feet North of the South line of said Northeast 1/4 of the Northwest 1/4; thence South along said East line of West 300.00 feet, a distance of 147.18 feet to said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4; thence East along said line 109.75 feet North of and parallel with said South line of the Northeast 1/4 of the Northwest 1/4, a distance of 94.22 feet to the point of beginning, in Cook County, Illinois.

Parcel 12-C:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the East line of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4, with a straight line drawn from a point on said East line of West 300.00 feet, which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4, to a point on the East line of said Northeast 1/4 of the Northwest 1/4, which is 685.15 ft South of the Northeast Corner thereof and running thence East along the above mentioned straight line a distance of 393.47 feet to its intersection with the West line of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said West line of the East 640.48 feet, a distance of 616.91 feet to a point 18.00 feet North of the South line of said Northeast 1/4 of the Northwest 1/4; thence West on a line, which is parallel with the South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwest on a curved line, tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet, a distance of 352.52 feet to a point of compound curve; thence continuing Northwest on a curved line, convex to the Southwest and having a radius of 349.27 feet, a distance of 203.61 feet to a point on the East line of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4; thence North along said East line of West 300.00 feet, a distance of 273.18 feet to point of beginning, excepting from said premises that part conveyed to Zenith Radio Corporation by an instrument recorded June 16, 1960 as document 17883825, being that part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the East line (hereinafter referred to as "First Mentioned East Line") of the West 300.00 feet of said Northeast 1/4 of the Northwest 1/4, with a straight line (hereinafter referred to as "First Mentioned Straight Line") drawn from a point on the above described "First

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EXHIBIT "A"

(continued)

Mentioned East Line", which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4, to a point on the East line of said Northeast 1/4 of the Northwest 1/4, which is 685.15 feet South of the Northeast Corner thereof and running thence East along the above "First Mentioned Straight Line", a distance of 393.47 feet to its intersection with the West line (hereinafter referred to as "West Line") of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said "West Line", a distance of 320.00 feet; thence West along a straight line (hereinafter referred to as "Second Mentioned Straight Line"), located 320.00 feet South of and parallel with the above described "First Mentioned Straight Line" a distance of 393.47 feet, more or less, to the intersection of such "Second Mentioned Straight Line" with the above described "First Mentioned East Line" and thence North along said "First Mentioned East Line," a distance of 320.00 feet to the point of beginning, in Cook County, Illinois.

Address: 1334, 1330 & 1030 North Kostner Avenue, Chicago, Illinois 60651

Tax numbers: 16-03-105-032-0000; 16-03-106-002-0000 & 16-03-106-018-0000

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

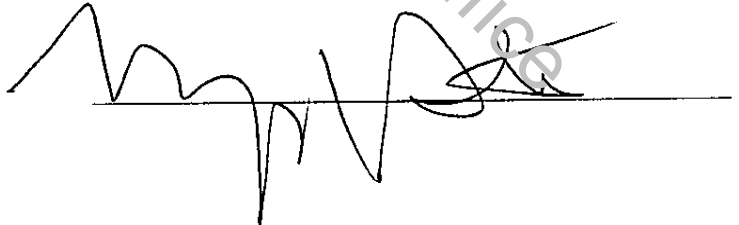
STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

LLOYD STEIN, as manager of Kostner Street LLC, being duly sworn on oath, states that HE resides at 1324 W. KOSTNER CHICAGO IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
 8. Conveyances made to correct legal descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that HE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED AND SWORN TO before me

this 25 day of JUNE, 2020.

