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After recording mail to:
Eli Morgenstern, Esq.
8424 Skokie Blvd., Ste. 200
Skokie, IL 60077



Doc# 2024110081 Fee \$98.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 02:26 PM PG: 1 OF 5

This document was prepared by:
Richard Dubin
Dubin Singer PC
123 N. Wabash, Ste. 1600
Chicago, IL 60606

1 OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 26th day of August, 2020, between **5630 HOBART STREET, LLC**, a Pennsylvania limited liability company, as to an undivided 46.80% interest; **5857 NORTHUMBERLAND STREET, LLC**, a Pennsylvania limited liability company, as to an undivided 30.81% interest; and **705 IVY STREET, LLC**, a Pennsylvania limited liability company, as to an undivided 22.39% interest (collectively "Grantor"), each having an address of 5215 Old Orchard Road, Suite 130, Skokie, Illinois 60077 and **5001 DREXEL LLC**, an Illinois limited liability company ("Grantee"), having an address of 235 E. 49th Street, #7G, New York, New York 10017. For and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANT unto Grantee, all of Grantor's right, title and interest in and to the following described real estate, situated in Cook County, in the State of Illinois, known and described as follows:



SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.


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 the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, **subject to** those exceptions set forth on attached Exhibit B.

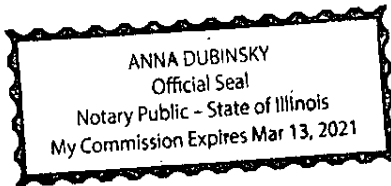
Permanent Index Number: 20-11-114-001-0000

Address of the Property: 5001 S. Drexel Blvd., Chicago, IL 60615

REAL ESTATE TRANSFER TAX		27-Aug-2020	
	COUNTY:	2,275.00	
	ILLINOIS:	4,550.00	
	TOTAL:	6,825.00	
20-11-114-001-0000 20200801670970 0-311-445-984			

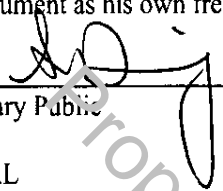
REAL ESTATE TRANSFER TAX		27-Aug-2020	
	CHICAGO:	34,125.00	
	CTA:	13,650.00	
	TOTAL:	47,775.00	
20-11-114-001-0000 20200801670970 1-276-932-576			
* Total does not include any applicable penalty or interest due.			

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State of Illinois, DO HEREBY CERTIFY that Robert C. Miller, the Manager of 705 Ivy Street, LLC, a Pennsylvania limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this ~~day~~ ^{25th} in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.



Notary Public
SEAL

~~the~~ 25th day of August, 2020

Send subsequent tax bills to:
5001 Drexel LLC
235 East 49th St. #7G
New York, NY 10017

1801 Century Park East
Suite 200
Los Angeles, CA 90067

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 9 AND 10 IN THE SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE, IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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RECORDER OF DEEDS

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2020 AND SUBSEQUENT YEARS.
2. RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.
3. THE FOLLOWING MATTERS DISCLOSED BY SURVEY MADE BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED FEBRUARY 7, 2019 ORDER NO. 19-9480:

RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IF ANY (AERIAL WIRES) LOCATED IN PUBLIC ALLEY WAY.

Property of Cook County
COOK COUNTY
RECORDER OF DEEDS

CLERK'S Office