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20295100450

Doc# 2029510045 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2020 10:52 AM PG: 1 OF 5

Handwritten: Xoyras Δ 1 2 of 8

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT THE GRANTOR, 3535 Ashland LLC, an Illinois limited liability company, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, SFG Ashland LLC, a Delaware Limited Liability Company, with its office in care of Stonemont Financial Group, 3280 Peachtree Road NE, Suite 2770, Atlanta, Georgia 30305, the following described real estate, situated in the County of Cook, and State of Illinois, known and described to wit:

SEE ATTACHED EXHIBIT "A" -LEGAL DESCRIPTION

Subject to:

SEE ATTACHED EXHIBIT "B"-PERMITTED EXCEPTIONS

Permanent Real Estate Index Numbers:

SEE ATTACHED EXHIBIT "A"

Address of Real Estate:

3637 S. Ashland Ave, Chicago, IL 60609

Handwritten: CCHI 1900282ALD

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 equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

(SIGNATURES ON FOLLOWING PAGE)

Handwritten initials: SN, P 5, S, M, SC Y, E, INT JA

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EXHIBIT 'A' LEGAL DESCRIPTION

AN UNDIVIDED 86% INTEREST IN AND TO:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF ASHLAND AVENUE, SAID LINE BEING 33.00 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 WITH THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 25 MINUTES 11 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES – EAST ZONE – NAD83) ALONG SAID EASTERN RIGHT-OF-WAY LINE 285.30 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 12 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 305.36 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 11 SECONDS EAST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF ASHLAND AVENUE 285.30 FEET TO THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 88 DEGREES 36 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 305.36 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES, MORE OR LESS.

PERMANENT REAL ESTATE TAX NUMBERS:

A portion of 17-32-300-007-0000
17-32-300-008-0000
17-32-300-009-0000
17-32-300-010-0000
17-32-300-011-0000
A portion of 17-32-300-014-0000
A portion of 17-32-300-015-0000
A portion of 17-32-300-151-0000

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EXHIBIT 'B' PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2020 and subsequent years not yet due and payable as of the date hereof.
2. Easement for public utilities contained in Grant dated November 2, 1965 and recorded January 31, 1966 as document 19725516 from Wm. Wrigley Jr., Company to the Peoples Gas Light and Coke Company, a corporation of Illinois, and the terms and provisions relating thereto. Affects North 33 feet of the East 298 feet.
3. Covenant in deed from the Central Manufacturing District Trustees to the Chicago Junction Railway Company, a corporation of Illinois dated August 6, 1958 and recorded August 8, 1958 as document 17284534, re-recorded August 25, 1958 as document 17299372 reserving right to construct and use holes, wires, conduits, tunnels, bridges and private roadways on, over and under the Land. Affects the Southeast corner of the land.
4. Covenant and restrictions contained in the deed from Central Manufacturing Trustees to Somerville Iron Works, a corporation of New Jersey dated November 1, 1934 and recorded March 4, 1935 as document 11577427 relating to the use and purposes of the Land. Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. Affects Southeast part of the land.
5. Easement reserved for grantor and for Chicago River and Indiana Railroad Company and its corporate successors reserved in the deed from Manufacturers District Trustees dated November 1, 1934 and recorded March 4, 1935 as document 11577427 and as described in deed from said Trustees to Selden L. Martin as Trustee in Bankruptcy for Richardson and Boynton Co. dated April 29, 1930 and recorded June 16, 1939 as document 12327635, and covenants contained therein. Affects 15 feet strip and a 17 feet strip of Land.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Lawrence M. Freedman, being duly sworn on oath, states that he offices at 77 W. Washington Street, Chicago, Illinois 60602. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

- B.** The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. 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 a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
 10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

CIRCLE NUMBER AND/OR LETTER 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 9th of October, 2020

[Signature]
NOTARY PUBLIC

[Signature]
Lawrence M. Freedman
OFFICIAL SEAL
OF DEEDS RECORDER COOK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/24
MY COMMISSION