

UNOFFICIAL COPY

This Instrument Prepared By:
Lesley A. Armour
Kooperman Mentel Ferguson Yaross
100 S. 4th Street, Suite 100
Columbus, OH 43215



Doc# 2030240137 Fee \$61.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2020 03:26 PM PG: 1 OF 6

When Recorded Return To:
Ilana Strickon
Holland Knight
701 Brickell Ave.
Ste 3300
Miami, FL 33131

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20th day of October, 2020, by Mahogany Shops 47, LLC, an Ohio limited liability company (the "Grantor"), with an office located at 4270 Morse Road, Columbus, Ohio 43230, to and in favor of ACE 2 BRONZEVILLE LLC, a Delaware limited liability company, having an address 3121 W Hallandale Beach Blvd, #103, Hallandale, Florida 33009 (herein called "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY unto Grantee and its successors and assigns all of Grantor's right, title and interest in and to that certain real property located in Cook County, Illinois which is legally described on Exhibit A attached hereto and made a part hereof (the "Land"), together with all improvements thereon, and all privileges, rights, easements, hereditaments, and appurtenances thereunto belonging, and all right, title and interest of Grantor in and to all streets, alleys, passages and other rights-of-way included therein or adjacent thereto (the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee and Grantee's successors and assigns FOREVER.

And Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Real Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Real Property unto Grantee and its successors and assigns, against all persons or entities making any claims or demands concerning the Real Property by, through or under the Grantor, subject, however, to the Permitted Exceptions.

2-31102 40FB

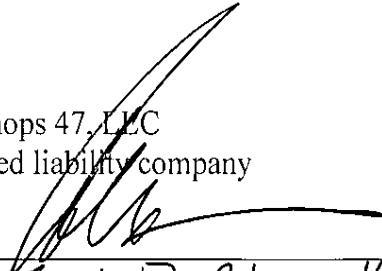
S N
P 6
S
M
SC Y
E
RT JA

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year first above written.

GRANTOR:

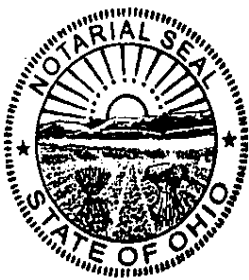
Mahogany Shops 47, LLC
an Ohio limited liability company

By: 
Name: Frank R. Petruziello
Title: Manager


STATE OF OHIO)
) SS.
COUNTY OF FRANKLIN)

I Brady Armour, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Frank R. Petruziello, personally known to me (or proved to me on the basis of sufficient evidence) to be the Manager of Mahogany Shops 47, LLC, an Ohio limited liability company, and personally known to me to be the same person whose name is subscribed to the within instrument, appeared before me this day in person, and acknowledged to me that he/she executed the said instrument as his/her free and voluntary act as such Manager of said company, and as the free and voluntary act of said company, for the uses and purposes set forth therein.


Given under my hand and official seal this 13th day of October, 2020.





BRADY ARMOUR
Notary Public, State of Ohio
My Commission Expires 10-21-2023


Notary Public

Commission Expires: 10/21/23

REAL ESTATE TRANSFER TAX	21-Oct-2020	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-10-206-036-0000 20201001629831 0-158-868-448		

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

REAL ESTATE TRANSFER TAX	21-Oct-2020	
 	COUNTY:	4,873.00
	ILLINOIS:	9,746.00
	TOTAL:	14,619.00
20-10-206-036-0000 20201001629831 0-846-226-400		

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 (FEE):

LOTS 2, 3, 4, 5, 6 AND 7 IN THE SHOPS & LOFTS RESUBDIVISION, BEING A VERTICAL SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT WAS THEREOF RECORDED OCTOBER 20, 2016 AS DOCUMENT NUMBER 1629429101.

PARCEL 2 (EASEMENT):

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF FEBRUARY 1, 2013 AND RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304641106

Property Common Address: 4700 S. Cottage Grove Avenue
4720 S. Cottage Grove Avenue
733-749 E. 47th Street

Tax Parcel ID Nos.: 20-10-206-036; 20-10-206-037; 20-10-206-038;
20-10-206-039; 20-10-206-041; 20-10-206-042;
20-10-206-043; 20-10-206-044

Send Future Tax Bills to: ACE 2 BRONZEVILLE LLC
c/o Joshua Behar
3121 W Hallandale Beach Blvd, #103
Hallandale, Florida 33009

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Acts done or suffered by Grantee or by any person or entity acting by, through or under Grantee.
2. Installments of real estate taxes and assessments not yet due or payable as of the date hereof.
3. General real estate taxes for the year(s) 2020 and subsequent years, which are a lien not yet due and payable. Permanent index numbers:
 - 20-10-206-036-0000 (Affects Part of Lot 2)
 - 20-10-206-037-0000 (Affects Part of Lot 2)
 - 20-10-206-038-0000 (Affects Lot 3)
 - 20-10-206-039-0000 (Affects Lot 4)
 - 20-10-206-041-0000 (Affects Lot 5)
 - 20-10-206-042-0000 (Affects Lot 6)
 - 20-10-206-043-0000 (Affects Part of Lot 7)
 - 20-10-206-044-0000 (Affects Part of Lot 7)
4. Memorandum of Lease dated as of February 15, 2013 and recorded February 15, 2013 as document number 1304641131 made by and between Wal-Mart Stores, Inc., a Delaware corporation, tenant, and Mahogany Chicago 47, LLC, an Ohio limited liability company, landlord, and the terms and conditions contained therein.
5. Non-Exclusive Utility Easement reserved for the benefit of Commonwealth Edison Company, its successors and assigns, in the ordinance recorded November 15, 2012 as document number 1232039099, and the terms and conditions contained therein; and as shown the plat of survey prepared by Gremley & Biedermann, a division of PLCS Corporation dated September 9, 2020 and last revised October 6, 2020 as order number 2020-28203-001.
6. Reciprocal Easement and Operating Agreement dated as of February 1, 2013 and recorded February 15, 2013 as document number 1304641106 made by and between Mahogany Shops 47, LLC, an Ohio limited liability company, and Lofts 47 Phase I Limited Partnership, an Illinois limited partnership, and the terms and conditions contained therein.
7. Shops and Lofts at 47 Redevelopment Agreement dated as of February 1, 2013 and recorded February 15, 2013 as document number 1304641107 made by and between the city of Chicago, an Illinois municipal corporation, through its Department of Housing and Economic Development, Mahogany Chicago 47, LLC, an Ohio limited liability company, Mahogany Shops 47, LLC, an Ohio limited liability company, TCB Development Services LLC, an Illinois limited liability company, and Lofts 47 Phase I Limited Partnership, an Illinois limited partnership, and the terms and conditions contained therein.

UNOFFICIAL COPY

8. Certificate of Completion Commercial Property was recorded July 8, 2015 as document number 1518922118.
9. Terms, provisions and conditions contained in the no further remediation letter recorded January 14, 2016 as document number 1601415031.
10. Ordinance approving the plat of subdivision for Shops and Lofts resubdivision was recorded October 20, 2016 as document number 1629429100.
11. The land lies within the boundaries of special service are 47 as disclosed by Ordinance recorded December 26, 2017 as document number 1736042015.
12. Matters that would be disclosed by an accurate survey of the Real Property.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 24 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 10 | 24 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 24 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 10 | 24 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))