

# UNOFFICIAL COPY

Mail To  
Freedom Title Corporation  
2220 Hicks Road  
Suite 206  
Rolling Meadows, IL 60008

6718799 3/3



Doc# 2030940094 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/04/2020 03:42 PM PG: 1 OF 6

THIS INSTRUMENT PREPARED BY:

Vito M. Pacione, Esq.  
Patzik, Frank & Samotny Ltd.  
200 South Wacker Drive, Suite 2700  
Chicago, Illinois 60606

Carole Randolph Jurkash, Esq.  
Boodell & Domanski, LLC  
One North Franklin Street, Suite 1200  
Chicago Illinois 60606

Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of August 14, 2020 by **VEQUITY LLC SERIES LV 2001** (formerly known as Vequity LLC Series XXXVIII Elk Grove), a Delaware series limited liability company, having an address at 226 North Morgan Street, Suite 300, Chicago, Illinois 60607 ("**Grantor**"), to and in favor of **DLL INVESTMENT, LLC**, an Illinois limited liability company, having an address at 8005 Santa Monica Boulevard, #59092, West Hollywood California 90069 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "**Premises**"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

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 Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises

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hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

**MAIL TAX BILLS TO:**

7-Eleven, Inc.  
P.O. Box 711  
Dallas, Texas 75221-0711  
Attn: Ad Valorem Tax, Store #38948

[SIGNATURE PAGE FOLLOWS]


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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

**GRANTOR:**

**VEQUITY LLC SERIES LV 2001** (formerly known as Vequity LLC Series XXXVIII Elk Grove), a Delaware series limited liability company


By: Vequity Manager, LLC, an Alaska limited liability company, its manager

By:   
Name: Christopher Ilekis  
Title: Manager



This transfer is exempt under provisions of Paragraph L, Section 3-33-060 of Chapter 3-33 of the Chicago Municipal Code (known as the Chicago Real Property Transfer Tax Ordinance) in that the Property is located within City of Chicago Enterprise Zone 4 and the Property is used primarily for commercial or industrial purposes.


**VEQUITY LLC SERIES LV 2001** (formerly known as Vequity LLC Series XXXVIII Elk Grove), a Delaware series limited liability company

By: Vequity Manager, LLC, an Alaska limited liability company, its manager

By:   
Name: Christopher Ilekis  
Title: Manager

Date: August 14, 2020

REAL ESTATE TRANSFER TAX		17-Aug-2020
	COUNTY:	2,820.00
	ILLINOIS:	5,640.00
	TOTAL:	8,460.00
14-31-110-007-3300   20200801659297   1-062-855-934		

REAL ESTATE TRANSFER TAX		17-Aug-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-31-110-007-0000   20200801659297   C-773-628-354		
* Total does not include any applicable penalty or interest due.		

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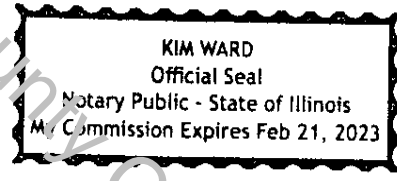
STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Christopher Ilekis, the manager of Vequity Manager, LLC, an Alaska limited liability company, the manager of **VEQUITY LLC SERIES LV 2001** (formerly known as Vequity LLC Series XXXVIII Elk Grove), a Delaware series limited liability company, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10 day of August, 2020.

*Kim Ward*  
\_\_\_\_\_  
Notary Public

My commission expires on 2/21/23



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## EXHIBIT A

### Legal Description of the Premises

LOT 1 (EXCEPT THAT PART OF LOT 1 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 37 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 125.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 1.92 FEET; THENCE NORTH 4 DEGREES 23 MINUTES 04 SECONDS WEST, 63.86 FEET; THENCE NORTH 0 DEGREES 34 MINUTES 14 SECONDS WEST, 43.60 FEET; THENCE NORTH 35 DEGREES 11 MINUTES 58 SECONDS WEST, 21.96 FEET TO THE NORTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST ALONG SAID LINE, 18.54 FEET TO THE POINT OF BEGINNING) AND LOTS 2 THROUGH 6, BOTH INCLUSIVE, IN BLOCK 1 IN VINCENT, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 14-31-110-003-0000  
14-31-110-004-0000  
14-31-110-005-0000  
14-31-110-006-0000  
14-31-110-007-0000

Property Address: 2366 N. Damen Avenue, Chicago, IL 60647  
(also known as 2001-11 W. Fullerton Avenue, Chicago, IL 60647)

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## EXHIBIT B

### Permitted Exceptions

1. GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. UNRECORDED LEASE MADE BY AND BETWEEN GRANTOR (LANDLORD), AND 7-ELEVEN, INC., A TEXAS CORPORATION (TENANT), DATED APRIL 18, 2019 AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE, AS AMENDED BY FIRST AMENDMENT OF LEASE DATED DECEMBER 17, 2019, AS EVIDENCED BY MEMORANDUM OF LEASE TO BE RECORDED IMMEDIATELY PRIOR TO THIS DEED, DEMISING THE LAND FOR A TERM OF 15 YEARS AND ALL RIGHTS THEREUNDER OF 7-ELEVEN, INC., A TEXAS CORPORATION, AND AS AFFECTED BY ENVIRONMENTAL AGREEMENT BY AND BETWEEN GRANTOR (LANDLORD), AND 7-ELEVEN, INC., A TEXAS CORPORATION (TENANT) TO BE RECORDED IMMEDIATELY PRIOR TO THIS DEED.

LEASE CONTAINS PROVISION FOR THREE (3) SUCCESSIVE OPTIONS FOR ANY PERIOD OF TIME UP TO BUT NOT EXCEEDING FIVE (5) YEARS FOR EACH OPTION.

THE LEASE CONTAINS A RIGHT OF FIRST OFFER OPTION IN FAVOR OF TENANT.

3. ANY AND ALL MATTERS DISCLOSED BY THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY DATED AUGUST 7, 2020, PREPARED BY UNITED SURVEY SERVICE, LLC AS PROJECT NO. 2020-27685.