

# UNOFFICIAL COPY

**This instrument was prepared by:**

David W. Trilling  
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**After recording return to:**

Marcia Owens  
Honigman LLP  
155 N. Wacker Drive, Suite 3100  
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Karen A. Yarbrough  
Cook County Clerk  
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Dec ID 20201201697257  
ST/CO Stamp 0-365-019-104 ST Tax \$1,750.00 CO Tax \$875.00  
City Stamp 0-193-708-000 City Tax: \$18,375.00

Property  
COOK COUNTY OFFICE  
20210129  
LKO/LL

THE ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS INDENTURE (this "Deed") made as of December 29, 2020 (the "Effective Date"), for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION---(\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, MCARTHUR MILWAUKEE, LLC, a Delaware limited liability company ("Grantor"), whose address is 225 West Hubbard Street, Suite 501, Chicago, Illinois 60654, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto 1266 MILWAUKE AVENUE LLC, an Illinois limited liability company ("Grantee"), whose address is 1307 Schiferl Road, Parklet, Illinois 60103, that certain real property located in Cook County, Illinois, which is legally described in Exhibit A attached hereto and made a part hereof, together with all hereditaments and appurtenances belonging thereto (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND the Property unto Grantee, its successors and assigns, against every person lawfully claiming the same, or any part thereof, by through, or under Grantor but not otherwise, other than the matters described in Exhibit B attached hereto and made a part hereof.

[Signature page follows.]

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IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed as of the Effective Date.

**GRANTOR:**

**MCARTHUR MILWAUKEE, LLC,**  
a Delaware limited liability company

By: **McLinden Holdings, L.L.C.**  
an Illinois limited liability company

By:   
Name: **John McLinden**  
Title: **Manager**


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STATE OF ILLINOIS     )  
                                          )  
                                          )  
COUNTY OF COOK     )

SS

On this 28<sup>th</sup> day of December, 2020, before me personally appeared John McLinden, to me known to be a manager of McLinden Holdings, L.L.C., an Illinois limited liability company, the Manager of McArthur Milwaukee, LLC, a Delaware limited liability company, described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed on behalf of the limited liability company.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

  
Printed Name: Amy L Horan  
Notary Public  
My Commission Expires: 10/04/2023

Send Subsequent Tax Bills to: 1266 Milwaukee Avenue LLC  
1307 Schiferl Road  
Bartlett, IL 60103



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1 AND 2 IN J. E. THOMPSON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1266-68 N. Milwaukee Avenue, Chicago, IL 60627

Permanent Tax Index Number: 17-06-235-095-0000

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Taxes and assessments that are not yet due and payable.
2. Local, state and federal laws, ordinances, rules and regulations, including, but not limited to, zoning ordinances and that certain ordinance recorded as document 1436433016.
3. Acts done or suffered by, through or under, or judgments against, Grantee.
4. Party Wall and party wall rights along the northern boundary line of the Land as disclosed by agreement dated August 23, 1971 and recorded September 1, 1971 as Document No. 21605675.
5. The following encroachments noted on that certain ALTA/NSPS Land Title Survey by Haeger Engineering LLC dated November 29, 2018 number 04235-1:
  - A) encroachment of the building located mainly on the land onto public property Northeasterly and adjoining by .04 feet.
  - B) encroachment of the building located on the land onto public property Northwesterly and adjoining by .14 feet.

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