

# UNOFFICIAL COPY

**This instrument prepared by:**

Brett A. Feinberg, Esq.  
Barack Ferrazzano  
200 W. Madison, Suite 3900  
Chicago, IL 60606

Doc# 2107141163 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/12/2021 02:15 PM Pg: 1 of 5

Dec ID 20210101624278  
ST/CO Stamp 1-911-016-464 ST Tax \$3,550.00 CO Tax \$1,775.00  
City Stamp 1-600-179-216

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 18th day of February, 2021, by 2500 Loomis Venture LLC, a Delaware limited liability company, party of the first part, and 2500 S Loomis Ave LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELFASE, ALIENATE AND CONVEY unto the party of the second part, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

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 party of the first part, 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, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their successors 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: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Number: 17-29-101-052-0000; 17-29-101-045-0000

Addresses of real estate: 2500 South Loomis Street, Chicago, Illinois 60608

*[Signature Page To Follow]*

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

2500 Loomis Venture LLC,  
a Delaware limited liability company

By: 2500 Loomis Manager LLC,  
a Delaware limited liability company

By: 

Name: Michael Schack

Its: Manager

MAIL TO:

KS Law Group  
7153 W. Belmont Ave.  
Chicago, IL 60634  
Attn: Martin Kaczor

SEND SUBSEQUENT TAX BILLS TO:

Global Freight Services Inc.  
994 S. Saylor Avenue  
Elmhurst, IL 60126  
Attn: Khrystyna Kraynyk

STATE OF ILLINOIS )  
)  
COUNTY OF COOK )

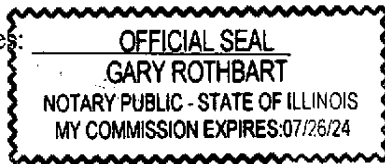
SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Schack personally known to me to be the manager of 2500 Loomis Manager LLC, the manager of 2500 Loomis Venture LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of February 2021.

  
Notary Public

My Commission Expires:



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 11 AND 12 (EXCEPT THAT PART OF SAID LOTS CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DEED DATED NOVEMBER 20, 1902 AND RECORDED JANUARY 9, 1903 IN BOOK 8123 PAGE 358 AS DOCUMENT 3340425) IN THE RESUBDIVISION OF LOTS 172 TO 174 BOTH INCLUSIVE AND LOTS 11 TO 19 BOTH INCLUSIVE IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 13, 14 AND 174 IN THE RESUBDIVISION OF LOTS 172 TO 174 BOTH INCLUSIVE AND LOTS 11 TO 19 BOTH INCLUSIVE IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:


THE EAST 1/2 OF STETSON'S CANAL LYING WEST OF AND ADJOINING PARCELS 1 AND 2 AFORESAID, IN COOK COUNTY, ILLINOIS.



#### PARCEL 4:

THE WEST 1/2 OF SOUTH LOOMIS STREET LYING EAST OF AND ADJOINING PARCELS 1 AND 2 AFORESAID, IN COOK COUNTY, ILLINOIS.

P.I.Ns.: 17-29-101-052-0000; 17-29-101-045-0000

Addresses of real estate: 2500 South Loomis Street, Chicago, Illinois 60608

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-29-101-052-0000   20210101624278   1-600-179-216		
* Total does not include any applicable penalty or interest due.		

<b>REAL ESTATE TRANSFER TAX</b>		19+25-2021	
		COUNTY:	1,775.00
		ILLINOIS:	3,550.00
		TOTAL:	5,325.00
17-29-101-052-0000   20210101624278   1-911-016-464			

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for calendar year 2020 and subsequent years, not yet due and payable.
2. Rights of 815 Pallets, Inc., as a tenant only, pursuant to an unrecorded lease.
3. Reservation contained in the certificates attached to the plat of Greene's South Branch Addition aforesaid, recorded June 17, 1856 in Book 98 of Maps, page 70 as document 72190, and re-recorded March 31, 1875 as document 20484, and included in sundry deeds in the chain of title, of the right to lay down and maintain one or more railroad tracts in the streets laid out in said addition together with all switches, turnouts, and turntables and to extend all or any of the canals designated in said Addition north to south which was for the benefit of land and in other lots south of 22nd Street and north of the Chicago River and for the maintenance and upkeep thereof.
4. Covenants and agreements relating to the expense of keeping the center 50 feet of Stetson's Canal throughout the whole length of said canal dredged to a depth below low water mark, also relating to repairs on said canal, which charge is to each owner of a lot of his prorata proportion of cost of repairs and dredging, which may be a lien enforced on such lot as set forth in agreement dated November 29, 1886 appended to a deed in trust dated November 29, 1886 and recorded January 24, 1887 in Book 2029 on page 165 as document 792445 conveying property not now in question.
5. Rights of the municipality, the State of Illinois, the public, and adjoining owners in and to that part of the Land falling in South Loomis Street Bridge and Viaduct and approaches, as disclosed by release agreement made by and between Gordon and Donald Nelson and the City of Chicago recorded March 26, 1975 as document 23031651.
6. Grant to the City of Chicago to enter upon the Land for the purpose of performing any construction work required for the South Loomis Street Bridge and Viaduct and approaches as created in release agreement recorded March 26, 1975 as document 23031651.
7. Covenants, conditions and restrictions contained in instrument recorded December 14, 1965 as document 19683147 relating to the installation of temporary sewer and sewage unit.
8. Right of way grant recorded February 24, 1993 as document 93142363 to Commonwealth Edison Company, to construct, operate, use, replace and repair overhead electrical and communication transmission lines, together with one tower, together with the right to cut down or trim trees and with right of access thereto and the terms and provisions contained therein.
9. No Further Remediation Letter from the Illinois Environmental Protection Agency recorded May 11, 1999 as document 99455613.
10. The fact, as disclosed by that certain document or documents recorded May 11, 1999 as document 99455613 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.

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11. Survey prepared by Chicagoland Survey Company Inc, dated April 25, 2019, under Job No. 130-64/C, shows the following:
  - a. Interest of the municipality, public and quasi-public utility companies to maintain equipment on the Land including power poles, overhead wires, water meter and electric meter. (Affects Parcels 1 and 2)
  - b. Encroachment the southeast portion of the building located on the Land over the Easement recorded as document 93142363. (Affects Parcel 2).
12. Rights of the United States of America, Sanitary District, the State of Illinois, the City of Chicago and the public in and to that part of the Land falling in or bordering upon the South Branch of the Chicago River and Stetson Canal for navigation, docking and all privileges incident thereto, with right of control of the same and to the free and unobstructed flow of the waters of the Chicago River.
13. Rights of the public or quasi-public utilities in and to that part of the Land falling in Loomis Street.