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Doc#: 2111849073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2021 03:53 PM Pg: 1 of 4

Dec ID 20210401608543
ST/CO Stamp 0-897-969-680 ST Tax \$4,466.00 CO Tax \$2,233.00
City Stamp 0-607-841-808 City Tax: \$46,893.00

SPECIAL WARRANTY DEED

This document was prepared by:

Joshua M. Glazier
1406 W. Fulton Suite A2
Chicago, IL 60607

When recorded return to:

Halsted Street JLFT LLC
c/o Boston Private Bank & Trust Company
Attn: Peter Harrison
P.O. Box 5197
San Mateo, CA 94402-0197

DEED

For TEN AND NO/100 DOLLARS (\$10.00) paid in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Glazier Project LLC – Bridgeport, 1406 W. Fulton Suite A2, Chicago, IL 60607, a designated series of an Illinois limited liability company (“Grantor”), does hereby **convey, and warrant** against the claims of parties claiming through Grantor, to Halsted Street JLFT LLC, a California limited liability company (“Grantee”), all of the Grantor’s interest in the real property legally described on Exhibit A hereto, together with all improvements located on the property (the “Property”), subject to the Permitted Exceptions set forth on Exhibit B hereto:

EXECUTED as of April 23rd, 2021

Glazier Project LLC – Bridgeport

By: 

Josh Glazier
Authorized Agent

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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Josh Glazier, as Authorized Agent of Glazier Project LLC – Bridgeport, 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 acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this April 8, 2021

Naureen Bee

Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Halsted Street JLFT LLC
c/o Boston Private Bank & Trust Company
Attn: Peter Harrison
P.O. Box 5197
San Mateo, CA 94402-0197

Property of Cook County Clerk's Office

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EXHIBIT A - LEGAL DESCRIPTION

Lots 1 through 6, except the south 16 feet of said Lot 6, and also except the east 10 feet of the south 18 feet of said Lot 6 (excepting therefrom the south 16 feet of said Lot 6) in John Stadleman's Subdivision of the East 5 acres of the North 35 acres of the East 1/2 of the Northeast 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 17-32-208-005

17-32-208-006

17-32-208-007

17-32-208-026

Commonly known as: 3100 – 3108 S. Halsted, Chicago, IL

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EXHIBIT B - PERMITTED EXCEPTIONS

1. Real Estate Taxes for the year 2020 and subsequent years.
2. The terms and conditions of the Lease Agreement dated January 24, 2018 between Glazier Project LLC – Bridgeport and New Cingular Wireless PCS, and all matters set forth therein.
3. The terms and conditions of the Commercial Lease dated as of December 20, 2018 between Glazier Project LLC – Bridgeport and Starbucks Corporation Lease, and all matters set forth therein.
4. All matters reflected on the ALTA / NSPS Title Survey dated March 29, 2021 by McBride Engineering, Inc.
5. Agreement for the Sale and Development of Land recorded February 13, 2020 as document 2004445026 made by and between the City of Chicago and Glazier Project LLC – Bridgeport.
6. Reservation of easement set forth in the deed from the City of Chicago recorded February 13, 2020 as document 2004445027.

Seal of Cook County Clerk's Office