

# UNOFFICIAL COPY



\*2113947043D\*

Prepared by:  
Taft Stettinius & Hollister LLP  
111 E. Wacker, Suite 2800  
Chicago, IL 60601  
Attention: Adam M. Law

Doc# 2113947043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2021 01:31 PM PG: 1 OF 6

and after recording return to:

Burke, Warren, MacKay & Serritella, P.C.  
330 N. Wabash, 21<sup>st</sup> Floor  
Chicago, Illinois 60611  
Attention: John J. Kobus

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 14 day of MAY, 2021 between 1901-1933 FULTON, LLC, a Delaware limited liability company having an address at 805 N. Milwaukee Avenue, Suite 201, Chicago, IL 60642 ("Grantor"), and MLRP 1901-1933 FULTON LLC, a Delaware limited liability company having an address at One Pierce Place, Suite 450, Itasca, Illinois 60143 ("Grantee").

## WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.



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## Exhibit "A"

### Legal Description

#### PARCEL 1:

LOTS 1 AND 2 (EXCEPT THE WEST 8.79 FEET) IN THE NORTHWEST QUARTER OF BLOCK 45 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 1 AND 2 IN EBERHART'S SUBDIVISION OF THE NORTH HALF OF LOT 2 IN ASSESSOR'S DIVISION OF THE EAST HALF OF BLOCK 45, AND THE NORTH 132 FEET (EXCEPT THAT PART TAKEN FOR ALLEY) OF LOT 3 IN SAID ASSESSOR'S DIVISION, AND LOTS 7 TO 11 IN SAID ASSESSOR'S DIVISION IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### ALSO

LOTS 1 AND 2 IN E. F. RUNYAN'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE EAST HALF OF BLOCK 45 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-408-032-0000

17-07-408-033-0000

17-07-408-035-0000

17-07-408-036-0000

Property Address: 1901-33 West Fulton Street, Chicago, Illinois 60612

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## Exhibit "B"

### Permitted Exceptions

1. General real estate taxes for the year(s) 2020 (Final Installment), 2021 and subsequent years.

The first installment of the 2020 taxes in the amount of \$1,864.08 is Paid.

The final installment of the 2020 taxes and the 2021 taxes are not yet ascertainable or payable.

Permanent Index Number: 17-07-408-032-0000 Vol. 588

(Affects Part of Parcel 1)

2. General real estate taxes for the year(s) 2020 (Final Installment), 2021 and subsequent years.

The first installment of the 2020 taxes in the amount of \$1,378.66 is Paid.

The final installment of the 2020 taxes and the 2021 taxes are not yet ascertainable or payable.

Permanent Index Number: 17-07-408-033-0000 Vol. 588

(Affects remainder of Parcel 1)

3. General real estate taxes for the year(s) 2020 (Final Installment), 2021 and subsequent years.

The first installment of the 2020 taxes in the amount of \$8,276.60 is Paid.

The final installment of the 2020 taxes and the 2021 taxes are not yet ascertainable or payable.

Permanent Index Number: 17-07-408-035-0000 Vol. 588

(Affects Part of Parcel 2)

4. General real estate taxes for the year(s) 2020 (Final Installment), 2021 and subsequent years.

The first installment of the 2020 taxes in the amount of \$11,751.35 is Paid.

The final installment of the 2020 taxes and the 2021 taxes are not yet ascertainable or payable.

Permanent Index Number: 17-07-408-036-0000 Vol. 588

(Affects remainder of Parcel 2)

5. Terms, provisions and conditions contained in Lease by and between Broco Partnership, Lessor, and Cook Inlet/VoiceStream PCS, LLC, Lessee, dated February 2, 2000 as disclosed by Memorandum of Lease and Option recorded May 10, 2001 as document 0010393593, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Note: Said Lease is for a initial term of five (5) years.

Note: Said Lease provides right to extend the term for five (5) additional five-year terms.

Assignment and Assumption of Lease from Broco Partnership ("Assignor") to Chicago Title Land Trust Company as Successor Trustee to LaSalle National Bank, as Trustee under Trust Agreement dated December 10, 1976 and known as Trust Number 51669 and Chicago Title Land Trust Company as Successor Trustee to American National Bank and Trust Company of Chicago, as

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Trustee under Trust Agreement recorded January 13, 1977 and known as Trust Number 39903 (collectively, "Assignee"), recorded February 23, 2007 as document 0705406112.

(Affects all parcels)

6. Terms, provisions and conditions contained in Lease by and between LaSalle National Bank, as Trustee under Trust Agreement dated December 10, 1976, and known as Trust Number 51669 and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement recorded January 13, 1977, and known as Trust Number 39903 and Charles J. Murray and H. James Murray, Lessor, and Wireless Capital Partners, LLC, Lessee, dated December 4, 2006 as disclosed by a Memorandum of Purchase and Sale of Lease and Successor Lease recorded February 23, 2007 as document 0705406113, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Note: Said Lease expires by its terms on or about October 31, 2010 and ending on December 31, 2021

Note: Said Lease contains four (4) options to renew or extend the term for an additional period of five (5) years each.

Memorandum of Assignment made by Wireless Capital Partners, LLC ("Assignor") and WCP Wireless Lease Subsidiary, LLC ("Assignee"), recorded April 16, 2007 as document 0710610036, and rerecorded July 3, 2007 as document 0718403041.

Memorandum of Assignment made by WCP Wireless Lease Subsidiary, LLC ("Assignor") and Wireless Capital Partners, LLC ("Assignee"), as to part of Parcel 2, recorded January 24, 2008 as document 0802441068.

Memorandum of Assignment made by Wireless Capital Partners, LLC ("Assignor") and MW Cell REIT 1 LLC, ("Assignee"), as to part of Parcel 2, recorded January 24, 2008 as document 0802441069.

Memorandum of First Amendment to Purchase and Sale of Lease and Successor Lease made by and between MW Cell Reit 1 LLC, Chicago Land Trust Company, an Illinois corporation as Successor Trustee under Trust Agreement dated December 10, 1976 as Trust No. 51669, Chicago Land Trust Company, an Illinois corporation as Successor Trustee under Trust Agreement dated January 13, 1977 as Trust No. 39903, and Charles J. Murray and H. James Murray, recorded December 21, 2012 as document 1235615030, and the terms and provisions as contained therein.

(Affects all parcels)

7. That certain unrecorded lease by and between Viking Electric Supply, Inc., and MLRP 1901-1933 Fulton LLC, a Delaware limited liability company (as landlord), and all rights thereunder and all acts done or suffered thereunder by said tenant.

(Affects all parcels)

8. That certain unrecorded lease by and between Tablesapes, LTD., and MLRP 1901-1933 Fulton LLC, a Delaware limited liability company (as landlord), and all rights thereunder and all acts done or suffered thereunder by said tenant.

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(Affects all parcels)

9. That certain unrecorded lease by and between Fetch Packaging, Inc., and MLRP 1901-1933 Fulton LLC, a Delaware limited liability company (as landlord), and all rights thereunder and all acts done or suffered thereunder by said tenant.

(Affects all parcels)

Property of Cook County Clerk's Office

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RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
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