

# UNOFFICIAL COPY

**PREPARED BY:**

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Doc#: 2115439067 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/03/2021 08:36 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

EPC South 1600 LLC  
4501 W. 42<sup>nd</sup> Place (Ann Lurie Place)  
Chicago, Illinois 60632  
Attn: Roger DuMez

Dec ID 20210501634449  
ST/CO Stamp 0-039-737-616 ST Tax \$5,048.50 CO Tax \$2,524.25  
City Stamp 2-086-557-968 City Tax: \$53,009.25

**MAIL RECORDED DEED TO:**

EPC South 1600 LLC  
4501 W. 42<sup>nd</sup> Place (Ann Lurie Place)  
Chicago, Illinois 60632  
Attn: Roger DuMez

## SPECIAL WARRANTY DEED

THE GRANTOR, JAV 1600 LLC, an Illinois limited liability company, of the City of Astoria, State of New York, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Five Million Forty-Eight Thousand Three Hundred Eighty-Seven Dollars (\$5,048,387.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to EPC South 1600 LLC, an Illinois limited liability company, of 4501 W. 42<sup>nd</sup> Place, Chicago, Illinois 60632, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

**PARCEL 1:** LOT 1 AND LOT 2 AND THE NORTH 26.41 FEET OF LOT 3 IN BLOCK 2 OF CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ALSO DESCRIBED AS:**

LOTS 1 AND 2 IN BLOCK 2 OF CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 AND 2 AND THE NORTH 1.15 FEET OF LOTS 3 AND 4 IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 IN SAID BLOCK 2 OF CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL BEING IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE ACCESS AND PARKING EASEMENT AGREEMENT DATED SEPTEMBER 14, 2012, AND RECORDED SEPTEMBER 19, 2012, AS DOCUMENT NO. 1226316063, FOR INGRESS, EGRESS AND PARKING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1600 S. DEARBORN STREET, CHICAGO, ILLINOIS 60616

PERMANENT INDEX NUMBERS: 17-21-401-001-0000 and 17-21-401-019-0000

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters showing on Exhibit A attached hereto (hereinafter referred to collectively as the "Permitted Exceptions").

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.



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## Exhibit A

### Permitted Exceptions

1. Taxes for the year 2020 and thereafter:

First installment 2020 taxes in the amount of \$32,534.49 is paid.  
 Second installment 2020 taxes is not yet due and payable.  
 Taxes for the year 2021 are not yet due and payable.

Permanent Index No. 17-21-401-001-0000 (Affects part of the Land)

Taxes for the year 2020 and thereafter:

First installment 2020 taxes in the amount of \$7,483.39 is paid.  
 Second installment 2020 taxes is not yet due and payable.  
 Taxes for the year 2021 are not yet due and payable.

Permanent Index No. 17-21-401-019-0000 (Affects part of the Land)

2. Terms, provisions, covenants, conditions, and easements as contained in the Access and Parking Easement Agreement dated September 14, 2012, and recorded September 19, 2012, as Document No. 1226316063, executed by and between 1625 South Clark Street, LLC, an Illinois limited liability company, and South Dearborn LLC, an Illinois limited liability company. See instrument for particulars.
3. Rights of the adjoining owner or owners to the concurrent use of the easements described in Schedule A, Parcel 2 herein.
4. Leasehold interest of Roundy's Supermarkets Inc., as Tenant under and by virtue of an unrecorded Lease demising the Land for a period beginning May 22, 2015, and of those claiming by, through, or under said Tenant.
5. The following matters, as disclosed by the survey dated January 16, 2017, made by IG Consulting, Inc., and known as Project No. 16070:
  - (a) Apparent easements for public utilities and drainage serving the Land, as evidenced by the gas valves, manholes, and catch basins located on the Land, together with the right of access and entry thereto for purposes of maintenance, repair, or replacement.
  - (b) Encroachment of the concrete walk and curb located on the South end of the Land onto the property South and adjoining by undisclosed distances.