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2116122010D

Doc# 2116122010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2021 10:30 AM PG: 1 OF 4

This document was prepared by:

Kristin L. Dunlap, Esq. Horwood Marcus & Berk Chartered 500 W. Madison, Suite 3700 Chicago, Illinois 60661

After recording return to

Jack George, Esq. Akerman LLP 71 S. Wacker Dr, 47th Floor Chicago, Limois 60606

Mail tax bilis to: SC Lake LLC 472 W. Superior St. Chicago, Illinois 60654

THE ABOVE SPACE FOR RECORDER'S USE ONLY

CCH1 2006744LOLK (1)

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, Fight Club Owner LLC, a Delaware limited liability company (f/k/a Spectre Partners LLC) ("Grantor") having an office at 917 W. Washington Blvd. Suite 308, Chicago, Illinois 60605, does hereby sell and convey to SC Lake LLC, an Illinois limited liability company ("Grantee"), having an office at 472 West Superior Street, Chicago, Illinois all of the Grantor's rights, title and interest in and to the following described real property (the "Property") situated in Cook County, Illinois, together with all improvements thereon and all of the Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE <u>EXHIBIT A</u> ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HERETO; SUBJECT TO THOSE MATTERS DESCRIBED IN <u>EXHIBIT B</u> ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

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.

| COUNTY: 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1.750.00 | 1

2116122010 Page: 2 of 4

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 30 day of _______, 2021

Fight Club Owner LLC,

a Delaware limited liability company (f/k/a Spectre Partners LLC)

By: Shapack Manager LLC,

an Illinois limited liability company,

its Manager

By:

Jeffrey Shapack, Manager

State of Illinois) S

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey Shapack, a Manager of Shapack Manager LLC, an Illinois limited liability company, the Manager of Fight Club Owner LLC, a Deloware limited liability company (f/k/a Spectre Partners LLC), is 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this $\frac{2rd}{d}$ day of $\frac{\sqrt{3}}{\sqrt{3}}$ day of $\frac{\sqrt{$

OFFICIAL SEAL
EILEEN POLLARD
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires November 06, 2021

Notary Public

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

 REAL ESTATE TRANSFER TAX
 04-Jun-2021

 CHICAGO:
 0.00

 CTA:
 0.00

 TOTAL:
 0.00

5856522/1/18187.003

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EXHIBIT A LEGAL DESCRIPTION

LOT 5 IN BLOCK 36 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 821 W. Lake Street, Chicago, Illinois 60607 1-08-434
Propositive of Country Clerk's Office

PIN: 17-08-434-001-0000

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EXHIBIT "B" PERMITTED EXCEPTIONS

- 1. Taxes and assessments for 2020 2nd Installment and subsequent years, which are not yet due and payable.
- 2. Terms, provisions, conditions and limitations contained in the agreed order of settlement with permanent injunction entered September 19, 2008 in case 08M1400230, which in party provides for a permanent injunction enjoining the defendants, their successors, heirs, assignees, agents, and/or other person(s) working in concert with them or under their control, from using the subject property, or allowing it to be used, to park motor vehicles outdoers, a copy of which was recorded September 26, 2008 as document no. 0827045085.
- 3. Zoning Right: Agreement recorded January 14, 2019 as document no. 1901434066 made by and between W-SF Goldfinger Owner VII, LLC and Spectre Partners LLC, and the terms and provisions contained therein.
- 4. Rights, if any, of public and quasi-public utilities in the Land.
- 5. Encroachment of overhead lights located on the building East and adjoining onto the Land by .25 to .91 feet.
- 6. Encroachment of the Billboard Corner attached to the building East of and adjoining the Land onto the Land by .10 feet.