



2119733031D

Doc# 2119733031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/16/2021 03:39 PM PG: 1 OF 7

CC# 12/02863LD 1 of 1 CSC

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

MADISON CHICAGO EVANSTON LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto CHICAGO MADISON EVANSTON LLC, an Illinois limited liability company, whose address is 8745 W. Higgins Road, Suite 110, Chicago, Illinois 60631 ("Grantee"), the tracts of land (the "Land") in Cook County, Illinois more fully described on Exhibit A hereto, together with all improvements thereon and all of Grantor's right, title and interest, if any, in and to any and all easements, declarations, reciprocal easement agreements, tenements, hereditaments and appurtenances thereto and other rights in any way belonging or appertaining thereto (the "Property"), TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to those items set out and listed in Exhibit B attached hereto (the "Permitted Exceptions").

And the Grantor, for itself and its successors and assigns, does covenant, promise, and agree to and with the Grantee, and its successors and assigns, that it will WARRANT AND DEFEND the real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to only the matters set forth in Exhibit B attached hereto and made a part hereof.

Street Addresses: 827-829 Chicago Avenue, Evanston, IL 60202 and 610 Madison Avenue, Evanston, IL 60202

PINs: 11-19-401-022-0000 11-19-406-015-0000 11-19-406-016-0000 11-19-406-017-0000 11-19-406-018-0000

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WITNESS THE EXECUTION HEREOF effective as of July 14, 2021.

GRANTOR:

MADISON CHICAGO EVANSTON LLC, an Illinois limited liability company

By: [Signature]
Name: Gregory C. Hughes
Title: Manager

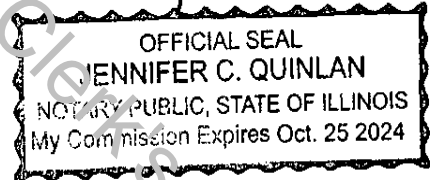
STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Gregory C. Hughes**, the sole manager of Madison Chicago Evanston LLC, an Illinois limited liability company, 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 and delivered the said instrument as his free and voluntary act on behalf of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of July, 2021.

[Signature]
Notary Public

Commission expires 10/25/24



This instrument was prepared by:

Joyce S. Berlinsky, Esq.
The Berlinsky Law Group
430 Park Avenue, Suite 3D
Highland Park, Illinois 60035

Send subsequent tax bills to:

Chicago Madison Evanston, LLC
8745 W. Higgins Road, Suite 110
Chicago, Illinois 60631

Upon recording return to:

Kershner Sledziewski Law, LLC
200 N. LaSalle Street, Suite 1550
Chicago, IL 60601
Attn: Junilla Sledziewski, Esq.

031659
CITY OF EVANSTON
Real Estate Transfer Tax
PAID JUL 14 2021
AMOUNT \$ 7400.00
Agent LB

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

Parcel 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN J. B. ADAM'S ADDITION BEING ALSO THE SOUTH LINE OF MADISON STREET; THENCE EAST ALONG THE SOUTH LINE OF MADISON STREET 5.08 FEET TO A POINT, SAID POINT BEING 5 FEET EASTERLY MEASURED PERPENDICULARLY, TO THE WEST LINE OF AFORESAID LOT 1 AND ALSO THE ORIGINAL EASTERLY RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF AFORESAID RAILWAY COMPANY, 219.11 FEET TO A POINT ON A LINE, SAID LINE BEING THE SOUTHERLY LINE OF LOT 16 IN BLOCK 2 IN J. B. ADAM'S ADDITION EXTENDED EASTERLY; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 10.16 FEET TO A POINT 5 FEET WESTERLY, MEASURED PERPENDICULARLY TO THE ORIGINAL EASTERLY RIGHT OF WAY LINE AFORESAID RAILWAY COMPANY; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AFORESAID EASTERLY RIGHT OF WAY LINE 897.79 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN BLOCK 6 OF KEENEY AND RINN'S ADDITION; THENCE EAST ON SAID WESTERLY EXTENSION OF THE NORTH LINE A DISTANCE OF 5 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 6; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 104 DEGREES 13 MINUTES MEASURED FROM WEST TO NORTH FROM LAST DESCRIBED LINE 102.55 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3 IN BLOCK 6 OF KEENEY AND RINN'S ADDITION, AND ALSO ON THE EASTERLY RIGHT OF WAY LINE OF SAID RAILWAY COMPANY; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE OF AFORESAID RAILWAY COMPANY, 1,011.82 FEET TO THE SOUTH LINE OF MADISON STREET; THENCE WEST ON THE SOUTH LINE OF MADISON STREET 20.34 FEET TO THE POINT OF BEGINNING INCLUDING PARTS OF LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 2 OF J. B. ADAM'S ADDITION, VACATED KEENEY STREET, AND LOTS 1 TO 5, BOTH INCLUSIVE, IN BLOCK 6 OF KEENEY AND RINN'S ADDITION, AND LOTS 1 TO 6, BOTH INCLUSIVE, IN BLOCK 1 OF KEDZIE AND KEENEY'S ADDITION, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO JACK VILAS JR., DATED SEPTEMBER 27, 1968 AND RECORDED DECEMBER 12, 1968 AS DOCUMENT 20701928 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SOUTH BOULEVARD AND THE WESTERLY LINE OF BLOCK 6 IN KEENEY AND RINN'S ADDITION AS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTHERLY ALONG THE WESTERLY LINE OF AFORESAID BLOCK 6 TO THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 6; THENCE WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6, 5.00 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 897.79 FEET TO A POINT ON AN EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 IN J. B. ADAM'S ADDITION EXTENDED EAST; THENCE EAST ON SAID EXTENDED SOUTH LINE OF SAID LOT 16; A DISTANCE OF 10.16 FEET, MORE OR LESS, TO A POINT; THENCE NORTHERLY ON A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF AFORESAID RAILROAD COMPANY, 219.11 FEET, MORE OR LESS, TO THE SOUTH LINE OF MADISON STREET; THENCE WEST ON THE SOUTH LINE OF MADISON STREET TO A POINT ON A LINE DRAWN PARALLEL

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WITH AND 15 FEET WEST OF THE ORIGINAL EASTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 15 FEET WEST OF THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF SAID RAILWAY COMPANY 1026.26 FEET, MORE OR LESS, TO A POINT IN A WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 26 IN BLOCK 5 OF KEENEY AND RINN'S ADDITION; THENCE WEST ON SAID SOUTHERLY LINE 5.08 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF SAID RAILWAY COMPANY TO THE NORTH LINE OF SOUTH BOULEVARD; THENCE EAST ON THE NORTH LINE OF SOUTH BOULEVARD 20.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 3:

LOT 5 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE BEGINNING ON THE WEST LINE OF SAID LOT, 5 5/8 INCHES SOUTH OF THAT NORTH LINE OF SAID LOT, AND RUNNING THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 3 3/8 INCHES SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT, ALSO EXCEPTING THEREFROM THE NORTHERLY 4 FEET OF THE EASTERLY 87 FEET OF SAID LOT) IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Taxes not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Rights of the municipality, the State of Illinois, the public and the adjoining owners in and to that part of Parcel 1 falling in Keeney avenue.
(Affects Parcels 1 and 2)
4. Rights of the public or quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers, etc., in vacated Keeney Avenue.
(Affects Parcels 1 and 2)
5. Railroad right of way, switch and spur tracks.
(Affects that part of Parcel 2 falling in easement area)
6. Terms, provisions and conditions relating to said easement described in Parcel 2, contained in the instrument creating such easement.
(Affects Parcel 2)
7. Easement over Parcel 1 reserved in Document 20701928 for maintenance and repair of embankment of bridge structure in favor of Chicago and Northwestern Railway Company.
(Affects Parcel 1)
8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on April 6, 1976 as Document No. 23441101.
(Affects Parcels 1 and 2)
9. Easement for overhead electric wires running across the Northeast corner of the land and the Southwesterly half of the land and the Southeast corner of the land as disclosed by the survey of B.H. Suhr and company dated October 7, 1987 as Order No. CE-87-1969.
(Affects Parcel 3)
10. Easement for ingress and egress and regress over, upon and across the Southerly 8 feet of the Northerly 12 feet of the Easterly 87 feet of lot 5 in block 11 aforesaid for the use and benefit of the premises North and adjoining said 8 foot strip as established by the deed in trust from Gloria A. Prassas to Chicago Title and Trust Company, a corporation of Illinois, as Trustee, dated January 28, 1947 and recorded March 13, 1947 as Document 14012928.
(Affects Parcel 3)
11. Agreement made by John Westreicker with Robert L. Liffingwell dated June 5, 1924 and recorded June 9, 1924 as Document 8458115 and modified by agreement between same parties dated July 24, 1926 and recorded August 7, 1926 as Document 9364830 for a party wall on the South line of the land.
(Affects Parcel 3)

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12. The survey made by B.H. Suhr & Company dated July 8, 2021 and designated Order No. 21-087 shows the following:

- 1.) Adverse encroachment of a fence located on property east and adjoining, over and onto the Land, by varying distances up to approximately 6.10 feet.
(Affects Parcel 1)
- 2.) Adverse encroachment of a fence located on property west and adjoining, over and onto the Land, by varying distances up to approximately 2.85 feet.
(Affects Parcel 2)
- 3.) Adverse encroachment of a concrete retaining wall located on property west and adjoining, over and onto the Land, by varying distances up to approximately 2.85 feet.
(Affects Parcel 2)

13. The survey made by B.H. Suhr & Company dated July 8, 2021 and designated Order No. 21-088 shows the following:

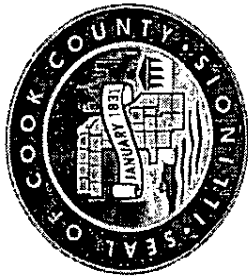
- 1.) Adverse encroachment of a retaining wall located on property north and adjoining, over and onto the Land, by varying distances up to approximately 0.28 feet.
- 2.) Encroachment of an overhead sign located on the Land, over and onto the public right-of-way west and adjoining, by an undisclosed amount.

(Affects Parcel 3)

14. Rights, if any, of public or quasi-public utilities in the Land, as disclosed by the utility poles and overhead wires shown on the surveys made by B.H. Suhr & Company dated July 8, 2021 and designated Order Nos. 21-087 and 21-088.
(Affects Parcels 1, 2 and 3)

REAL ESTATE TRANSFER TAX

16-Jul-2021



COUNTY: 440.00
ILLINOIS: 880.00
TOTAL: 1,320.00

11-19-401-022-0000

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| 1-280-889-616

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