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Doc#: 2120221411 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 02:29 PM Pg: 1 of 4

This Instrument Was Prepared by

Valerie Haugh
Haugh & Associates
525 Dee Lane, Suite 200
Roselle, IL 60172

Dec ID 20210701691717
ST/CO Stamp 1-853-039-376 ST Tax \$5,900.00 CO Tax \$2,950.00
City Stamp 2-107-698-448 City Tax: \$61,950.00

TAXES TO!
After recording return to:
Sprout 232 L.L.C.
2168 S. Archer
Chicago, IL 60616

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 9th day of July, 2021 by H. W. SHERMAN CORPORATION, an Illinois corporation ("Grantor"), to and in favor of Sprout 232 L.L.C. an Illinois limited liability company, whose address is 2168 S. Archer, Chicago, IL 60616 (the "Grantee"),

THIS Deed is given pursuant to that certain Agreement dated May 25, 2021 by and between Grantor, as seller and Grantee, as purchaser ("Agreement").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with any improvements located thereon and all rights, privileges and easements appurtenant to Grantor's interest in the foregoing land and the improvements, if any, including, without limitation, all of Grantor's right, title and interest, if any, in and to all mineral and water rights and all easements, licenses, covenants and other rights-of-way or other appurtenances used in connection with the beneficial use or enjoyment of such land and improvements (collectively the "Premises");

TO HAVE AND TO HOLD the said Premises as above described, unto the Grantee, its successors and assigns forever.

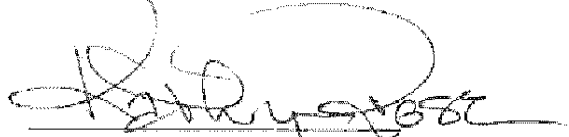
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof and further subject to the limitations and provisions set forth in Sections 8.2 and 8.3 of the Agreement. Grantor makes no representations and warranties under this Deed except those specifically set forth in Section 7.1 of the Agreement, subject to the limitations and provisions set forth in Sections 7.2 and 7.3 of the Agreement.

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

H. W. Sherman Corporation, an Illinois corporation

By: 
Kathryn Rose, President

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, Valerie Haugh, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathryn Rose, as President of H. W. Sherman Corporation, an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager of said limited liability company, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of July 2021.

Notary Public



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EXHIBIT "A" TO DEED

LEGAL DESCRIPTION

LOTS 27, 28, 29 AND 30 AND THE EAST 11-1/2 FEET OF LOT 31 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 232 E Ohio Street, Chicago, IL

PIN No: 17-10-206-027-0000

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EXHIBIT "B" TO DEED

PERMITTED EXCEPTIONS

1. Taxes not yet due and payable.
2. Matters created on or behalf of Grantee.
3. Lease with Audio Properties, Inc., an Illinois corporation.
4. Lease made by H.W. Sherman Corporation to Audio Properties, Inc. and Video Properties, Inc., a memorandum of which was recorded November 30, 2017 as Document No. 1733429057, Demising the Land for a term of years ending April 30, 2022, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.
5. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
6. Grant made by Sherman Wash Wear, Inc., An Illinois corporation to Pelouze Building Company, an Illinois Corporation Dated December 26, 1945 and recorded December 27, 1945 as document 13685908 of an easement to insert, keep in place, renew, repair and maintain beams, rafters or other structural supports in the present West wall of the building on the Premises herein described for the purpose of supporting a pavement or covering of a heating plant, storage space and other facilities at or near grade level over an excavation which lies adjacent to and West of the West wall of the building located hereon and to enter thereon for the purposes of inserting, keeping in place, renewing, repairing and maintaining beams, Rafter and other structural supports under the covering or pavement over said excavation and Maintaining said heating plant and other facilities as long as the buildings now standing remains.
7. Encroachment of the steel gate located mainly on the property West and adjoining onto the Land as disclosed by ALTA/NSPS Land Title Survey, Order No. 100451, prepared by MM Surveying Co., Inc.,
8. Encroachment of the deck located mainly on the property West and adjoining onto the Land as disclosed by ALTA/NSPS Land Title Survey, Order No. 100451, prepared by MM Surveying Co., Inc.