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Prepared by and after recording return to:

Taft Stettinius & Hollister LLP
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111 E Wacker Drive, Suite 2800
Chicago, Illinois 60601

Doc# 2122215024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2021 11:28 AM PG: 1 OF 7

CHI2104629LD(143)

TNS SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 6th day of August 2021 between Bitco Holdings, LLC – Oakley Fulton, an Illinois limited liability company having an address at 56 Skokie Valley Road, Highland Park, Illinois 60035 ("Grantor"), and 300 N Oakley, LLC, an Illinois limited liability company having an address at 805 North Milwaukee Avenue, Suite 301, Chicago, Illinois 60642 ("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, if any (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.

(signature page follows)

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 13 TO 16, BOTH INCLUSIVE, IN I. R. DILLER'S SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 17 (EXCEPTING THEREFROM THAT PART OF THE SOUTH 33 FEET OF SAID LOT LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 22) IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH AND SOUTH 18-FOOT VACATED ALLEY LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN I. R. DILLER'S SUBDIVISION AFORESAID AND LYING NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 33 FEET OF LOT 17 IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 6 AND THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 19, 20, AND 21; TOGETHER WITH THAT PART OF THE EAST AND WEST 15-FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 22 TOGETHER WITH THAT PART OF THE EAST AND WEST 15-FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOT IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION IN BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 300 North Oakley Boulevard, Chicago, Illinois 60612

Property Index Numbers: 17-07-301-048-0000, 17-07-301-049-0000, 17-07-301-052-0000

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EXHIBIT B

Permitted Exceptions

1. Taxes which are not yet due and payable as of the date of this Warranty Deed.
2. All matters caused or suffered by Grantee.
3. Easement in, upon, under and along the North 12 feet of Lot 13 of Parcel 1 and that part of parcel 3 lying Northwesterly of a line drawn from a point in the West Line of Lot 13 of Parcel 1, 12 Feet South of the Northwest Corner Thereof, to a point in the West Line of Parcel 3, 102.095 feet South of the Northwest Corner Thereof, to install and maintain all equipment necessary for serving Land and other property with telephone and Electric Service, together with right of access thereto, as created by to Commonwealth Edison Company and Illinois Bell Telephone Company recorded March 31, 1965 as document no. 19422012, and as shown on the Survey.
4. Covenants, restrictions, and conditions and agreements (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the redevelopment agreement, between City of Chicago, a municipal corporation, as the seller and Edith S. Kotler, as the purchaser or developer, dated November 2, 1964 and recorded December 24, 1964 as document no. 19342152.

Note: Said covenants and restrictions are terminated as of July 17, 2001 as to all restrictions except for item 3 (A) (IV) and (V) relating to discrimination or segregation of any kind.

5. Covenants, conditions, restrictions and agreements (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in quit claim deed from City of Chicago, a Municipal Corporation of Illinois, to Edith S. Kotler dated December 22, 1964 and recorded December 29, 1964 as document no. 19343930.

Note: said covenants and restrictions are terminated as of January 17, 2001 as to all restrictions except for item E) and F) of Said Instrument relating to discrimination or segregation of any kind.

6. Terms, provisions, limitations and conditions contained in the redevelopment plan recorded March 24, 1961 as document no. 18118237.
7. The plat of survey prepared by Webster, McGrath & Ahlberg Ltd. dated July 9, 2021 and designated Job #: 44506, shows the following:

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- 1) Encroachment of the fence on the Land, over and onto the public property east and adjoining by varying distances up to approximately 1.5 feet.
- 2) Encroachment of the fence on the Land, over and onto the public property south and adjoining by up to approximately 2.0 feet.
- 3) Encroachment of the fence on the Land, over and onto the property north and adjoining by an undisclosed amount.
- 4) Encroachment of the building located on the Land, over and onto the public property east and adjoining by varying distances up to approximately 0.06 feet.
8. Encroachment of that part of the building located on Parcel 3 of the Land, over and onto the easement noted above in Letter F, as disclosed by survey prepared by Webster, McGrath & Ahlberg Ltd. dated July 9, 2021 and designated Job #: 44506.

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REAL ESTATE TRANSFER TAX

06-Aug-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-07-301-048-0000 | 20210801630321 | 1-552-321-296

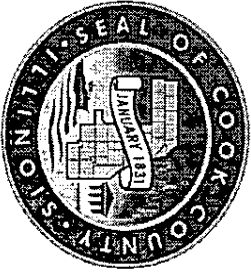
Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

06-Aug-2021



COUNTY:	2,150.00
ILLINOIS:	4,300.00
TOTAL:	6,450.00

17-07-301-048-0000 | 20210801630321 | 0-863-410-960

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