

# UNOFFICIAL COPY

Prepared by:

Demetre G. Lambropoulos, Esq.  
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Suite 2300  
Chicago, Illinois 60601

After Recording Return to:

Demetre G. Lambropoulos, Esq.  
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180 North LaSalle Street  
Suite 2300  
Chicago, Illinois 60601

CLM 210511060-10-11  
CTF JYK



Doc# 2124219029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2021 03:17 PM PG: 1 OF 6

## SPECIAL WARRANTY DEED

This Special Warranty Deed (this "~~Deed~~<sup>As of</sup>") is made ~~on~~ this 30<sup>th</sup> day of August, 2021. 2841 S ASHLAND LLC, an Illinois limited liability company ("**Grantor**"), whose address is 55 Madison Street, Suite 625, Denver, Colorado 80206, for and in consideration of the payment of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell and convey to LFJF, LLC, an Illinois limited liability company ("**Grantee**"), whose address is 2801 S Ashland Avenue, Chicago, Illinois 60606, all of its right, title, and interest in and to the following described real property, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns, and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, subject to the Permitted Exceptions.

**[SIGNATURE PAGE FOLLOWS]**

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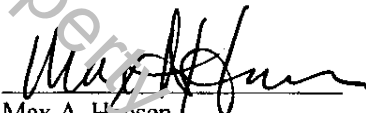
IN WITNESS WHEREOF, Grantor has executed this Deed effective as of the date set forth above.

GRANTOR:

**2841 S ASHLAND LLC,**  
an Illinois limited liability company

By: Accruit Equity Acquisitions, LLC,  
a Colorado limited liability company  
Its: Manager

By: Accruit, LLC,  
a Delaware limited liability company  
Its: Manager

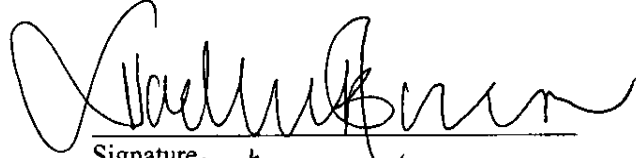
By:   
Name: Max A. Hansen  
Title: Managing Director

STATE OF UTAH )  
COUNTY OF BOX ELDER )

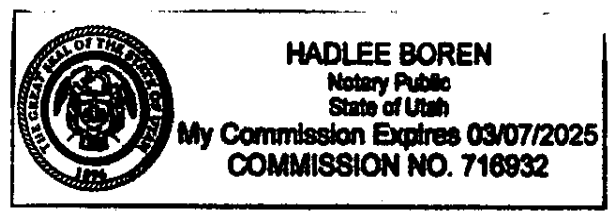
On August 23, 2021, before me, Hadlee Boren, Notary Public, personally appeared **Max A. Hansen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the aforementioned state that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature  
Hadlee Boren

*This area for official notarial seal*



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## Exhibit A -- Legal Description

### PARCEL 1:

THAT PART OF ILLINOIS MICHIGAN CANAL PROPERTY LYING SOUTH OF THE MAIN CANAL AND WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER AND KNOWN AS BLOCK 13 IN CANAL COMMISSIONERS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO THE NORTH 1/2 OF THE VACATED PART OF HILLOCK (FORMERLY HICKORY) STREET OF THE TRACT OF LAND LYING BETWEEN BLOCKS 13 AND 14, EAST OF ASHLAND AVENUE IN THE CANAL TRUSTEE'S SUBDIVISION OF SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF BLOCK 14 IN CANAL TRUSTEES SUBDIVISION OF SOUTH FRACTIONAL SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY BOUNDARY LINE OF THE LAND CONVEYED TO CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY DEED RECORDED APRIL 5, 1902 AS DOCUMENT NO. 3226191 ALSO THE SOUTHERLY 33 FEET OF A TRACT OF LAND FORMERLY HICKORY STREET (NOW VACATED) LYING NORTH OF AND ADJOINING BLOCK 14 AFORESAID, IN COOK COUNTY, ILLINOIS.

PINs: 17-29-308-001-0000 (AFFECTS A PORTION OF SAID LAND)  
 17-29-308-002-0000 (AFFECTS A PORTION OF SAID LAND)  
 17-29-308-003-0000 (AFFECTS A PORTION OF SAID LAND)

ADDRESSES: 2841 S ASHLAND AVE, CHICAGO, ILLINOIS 60608  
 2951 S ASHLAND AVE, CHICAGO, ILLINOIS 60608  
 2955 S ASHLAND AVE, CHICAGO, ILLINOIS 60608

*No. 1 xxx 6.11.2 to:*

*LFJF LLC*

*2801 S. Ashland Ave.*

*Chicago, IL 60608-5322*

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## Exhibit B – Permitted Exceptions

1. General real estate taxes for the years 2021 and subsequent years.
2. Rights of tenants, as tenants only, with no rights of first refusal or options to purchase the land.
3. Rights of the United States of America, the State of Illinois, the municipality and the public in and to that part of the Land lying within the bed of the South Branch of the Chicago River; and the rights of the adjoining owners of Land bordering on the river with respect to the unobstructed flow of the water of said River.
4. Easement grant dated December 3, 1976 and recorded January 26, 1977 as document no. 23801731 made by and between Insilco Corporation to the Metropolitan Sanitary district of Greater Chicago, the right, permission and authority to construct, reconstruct, repair, replace, operate and maintain a tunnel and reservoir plan, and all covenants, conditions and restrictions contained therein.
5. Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency and recorded February 24, 2003 as document no. 0030256146.
6. Established Dock Line Per Ordinance passed June 11, 1869 as document no. 19471868 along Easterly portion of the Land.
7. Possible unrecorded easements as disclosed by Utility Pole, transformers and manholes.

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17-29-308-001-0000 | 20210801651927 | 0-164-911-888  
Total does not include any applicable penalty or interest due.

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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17-29-308-001-0000

20210801651927

0-328-732-432

COUNTY:	7,343.25
ILLINOIS:	14,686.50
TOTAL:	22,029.75

Property of Cook County Clerk's Office

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