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After recording mail to:

Greenberg Traurig LLP
77 W. Wacker Drive, Suite 3100
Chicago, Illinois 60601
Attn: Benjamin Householder

Send subsequent tax bills to:

Annexation LLC
350 N. Clark Street, Suite 500
Chicago, Illinois 60054
Attn: Jon Morgan

Prepared by:

Michael Austin
Jones Day
77 West Wacker Drive, Suite 3500
Chicago, IL 60601



2126019008D

Doc# 2126019008 Fee \$65.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/17/2021 09:49 AM PG: 1 OF 8

CC# 1904504LD 4 of 7
CJ 5/0K

SPECIAL WARRANTY DEED

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF TRANSFER TAXES
PURSUANT TO 35 ILCS 200/31-45(B).**

THIS SPECIAL WARRANTY DEED is made as of September 15, 2021 between **LESTER AND ROSALIE ANIXTER CENTER**, an Illinois not-for-profit corporation formerly known as CHICAGO SCHOOL FOR RETARDED CHILDREN, an Illinois not-for-profit corporation ("**Grantor**"), and **ANNEXATION LLC**, an Illinois limited liability company ("**Grantee**"). 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 of which is acknowledged, Grantor **REMISES, RELEASES, ALIENS AND CONVEYS** to Grantee and to its successors and assigns, **FOREVER**, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached and incorporated Exhibit A


Together with all of Grantor's right, title, and interest in and to the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances (said real estate, the improvements thereon, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "**Property**"), unto the Grantee and its successors and assigns forever.



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This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in the attached and incorporated **Exhibit B** attached hereto and incorporated herein by this reference, in each case to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Exceptions**").

And the Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

(SIGNATURE PAGE FOLLOWS)

REAL ESTATE TRANSFER TAX		16-Sep-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-32-132-011-0000 20210801633221 0-221-904-656		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Sep-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-32-132-011-0000 20210801633221 0-178-585-360		

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

LESTER AND ROSALIE ANIXTER CENTER, an Illinois not-for-profit corporation

By: Rebecca Clark
Name: Rebecca Clark
Title: Chief Executive Officer

STATE OF ILLINOIS)
) SS.
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rebecca Clark personally known to me to be the Chief Executive Officer of Lester and Rosalie Anixter Center, and 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 s/he signed and delivered said instrument as such Chief Executive Officer of the entity, as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of August 11, 2021.

Donald Whipker
Notary Public

My Commission Expires: 02/24/23




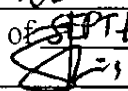
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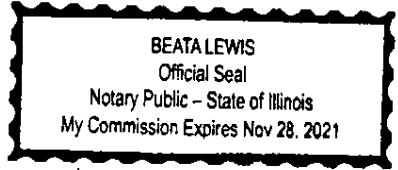
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 14, 2021

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said AGENT
This 14 day of SEPTEMBER, 2021
Notary Public 



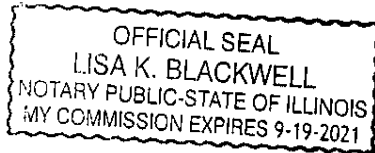
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The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated SEPTEMBER 15, 2021

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said LISA K. BLACKWELL
This 15th day of SEPTEMBER, 2021
Notary Public Lisa Blackwell



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 13 AND ALL THAT PORTION OF LOTS 14 TO 19 IN BLOCK 3 IN SHEFFIELD'S NURSERY SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 14 TO 19 WHICH COINCIDES WITH THE SOUTHERLY LINE OF CLYBOURN AVENUE 147.57 FEET TO A POINT IN A LINE WHICH IS PARALLEL TO AND 12.5 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM CENTER LINE OF THE MOST EASTERLY TRACK; THENCE SOUTHERLY ALONG SAID PARALLEL LINE WHICH MAKES AN ANGLE OF 44° 31' 15" WITH SAID SOUTHERLY LINE OF CLYBOURN AVENUE 143.03 FEET TO THE BEGINNING OF A CURVE TO LEFT WITH A RADIUS OF 469.84 FEET; THENCE SOUTHERLY ALONG SAID CURVE 55.66 FEET MORE OR LESS TO A POINT IN THE EASTERLY LINE OF SAID LOT 14 DISTANT 132 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER THEREOF; THENCE NORTHERLY ALONG SAID LOT LINE A DISTANCE OF 132 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 1 TO 6 AND THE 10 FOOT PRIVATE ALLEY LYING NORTHWESTERLY OF AND ADJOINING SAID LOTS 1 TO 6 IN THE SUBDIVISION OF LOTS 40 TO 44, BOTH INCLUSIVE, IN SUB-BLOCK 3 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING FROM SAID LOT 1 AND SAID 10 FOOT PRIVATE ALLEY PART THEREOF CONVEYED TO CHICAGO, MILWAUKEE AND ST PAUL RAILROAD COMPANY BY WARRANTY DEED RECORDED FEBRUARY 11, 1897 AS DOCUMENT NO. 2497373.

PARCEL 3:

THAT PART OF LOTS 32 TO 39, BOTH INCLUSIVE, IN SUB-BLOCK 3 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LYING EASTERLY OF THE EASTERLY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY'S RIGHT OF WAY, SAID EASTERLY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY'S RIGHT OF WAY, NOW BEING A LINE DRAWN ACROSS SAID LOTS 32 TO 39 BEGINNING IN SOUTHEASTERLY LINE OF SAID LOT 39, 9 FEET NORTHEASTERLY OF THE SOUTHERLY CORNER THEREOF; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 38, 17.2 FEET FROM THE SOUTHERLY CORNER THEREOF; THENCE NORTHERLY ON A

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CURVE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 400.3 FEET AND CROSSING THE SOUTHEASTERLY LINE OF SAID LOT 37 AT A POINT 27.4 FEET FROM ITS SOUTHERLY CORNER THEREOF, AND CROSSING THE SOUTHEASTERLY LINE OF SAID LOT 36, AT A POINT 39.8 FEET FROM IT'S SOUTHERLY CORNER THEREOF AND CROSSING THE SOUTHEASTERLY LINE OF SAID LOT 35, 54.1 FEET FROM IT'S SOUTHERLY CORNER THEREOF, AND CROSSING THE SOUTHEASTERLY LINE OF SAID LOT 34, 71.1 FEET FROM IT'S SOUTHERLY CORNER THEREOF; TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 33, 91.7 FEET FROM IT'S SOUTHERLY CORNER THEREOF; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 32, 115.5 FEET FROM SOUTHERLY CORNER THEREOF; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT IN NORTHEASTERLY LINE OF LOT 32, 19.8 FEET FROM THE EAST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1-3 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED AUGUST 13, 1998 AND RECORDED SEPTEMBER 23, 1998 AS DOCUMENT 98852300 FOR THE PURPOSE OF EGRESS TO CLYBOURN AVENUE.

Address(es): 2039 N. Kingsbury Street, Chicago, IL 60614;
1900 N. Clybourn Avenue, Chicago, IL 60614
2056 N Clybourn Avenue, Chicago, IL 60614;
2044 N. Clybourn Avenue, Chicago, IL 60614; and
2028 N. Clybourn Avenue, Chicago, IL 60614;

PIN(s): 14-32-132-004-0000;
14-32-132-005-0000;
14-32-132-007-0000;
14-32-132-008-0000;
14-32-132-009-0000; and
14-32-132-011-0000

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Exhibit B to Special Warranty Deed

PERMITTED EXCEPTIONS

1. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
2. TAXES FOR THE YEARS 2021 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE. PERMANENT INDEX NUMBER: 14-32-132-004-0000; 14-32-132-005-0000; 14-32-132-007-0000; 14-32-132-008-0000; 14-32-132-009-0000; AND 14-32-132-011-0000
3. ENCROACHMENT OF THE AWNINGS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHEAST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-24175-001 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 31, 2018. (AFFECTS PARCEL 1)
4. ENCROACHMENT OF THE AWNING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHEAST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 2021-28717-001 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED APRIL 27, 2021. (AFFECTS PARCEL 1)
5. ENCROACHMENT OF THE BUILDINGS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHEAST, SOUTHEAST AND SOUTHWEST BY VARYING AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 2021-28717-001 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED APRIL 27, 2021. (AFFECTS PARCEL 1)
6. ENCROACHMENT OF THE OVERHEAD SIGNS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHEAST AND ADJOINING BY APPROXIMATELY 0.94 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2021-28717-001 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED APRIL 27, 2021 (AFFECTS PARCEL 1)
7. ENCROACHMENT OF THE FENCE AND ASPHALT PARKING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHWEST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 2021-28717-001 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED APRIL 27, 2021. (AFFECTS PARCELS 2 AND 3)
8. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.