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Doc# 2128801110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/15/2021 07:27 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY:

Cozen O'Connor
Attention: Steven P. Katkov, Esq.
33 South Sixth Street, Suite 3800
Minneapolis, MN 55402

Dec ID 20211001602444
ST/CO Stamp 1-945-938-064 ST Tax \$5,100.00 CO Tax \$2,550.00
City Stamp 1-565-337-744 City Tax: \$53,550.00

AFTER RECORDING RETURN TO:

Samuel J. Schumer
Meltzer, Purtillo & Stelle LLC
300 S. Wacker Dr., Ste. 2300
Chicago, Illinois 60606

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of this 6th day of October, 2021 by Hall of Fame Acquisition No. 2, LLC, a Minnesota limited liability company, having an address at c/o NJK Holding Corporation, 411 S. County Road, Suite 200, Palm Beach, Florida 33480 (“Grantor”), to and in favor of Neighborhood Little Italy, LLC, a Delaware limited liability company, having an address at 350 W. Hubbard St., Ste. 250, Chicago, Illinois 60654 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois, and further described as follows, to-wit:

See Exhibit A attached hereto and by this reference made a part hereof (the “Premises”).

Subject only to those matters set forth on Exhibit B attached hereto and made a part hereof (provided this Special Warranty Deed shall not operate to reimpose the same, the “Permitted Exceptions”).

Together with all and singular 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 Premises, with the hereditaments and appurtenances.

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

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to

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the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

MAIL TAX BILLS TO:

Experiential Capital Group, LLC
Attn: Jonathan Gordon
350 W. Hubbard St., Ste. 250
Chicago, Illinois 60654

[SIGNATURE PAGE FOLLOWS]

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EXHIBIT A TO SPECIAL WARRANTY DEED LEGAL DESCRIPTION OF THE PREMISES


LOTS 9, 10 AND 11 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS OF REAL ESTATE:

1431 West Taylor Street, Chicago, Illinois 60607

PERMANENT TAX IDENTIFICATION NUMBERS:



17-17-325-012-0000

REAL ESTATE TRANSFER TAX		11-Oct-2021
	CHICAGO:	38,250.00
	CTA:	15,300.00
	TOTAL:	53,550.00 *

17-17-325-036-0000

17-17-325-036-0000 | 20211001602444 | 1-565-337-744

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Oct-2021
	COUNTY:	2,550.00
	ILLINOIS:	5,100.00
	TOTAL:	7,650.00

17-17-325-036-0000 | 20211001602444 | 1-945-938-064

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EXHIBIT B TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS RECORDED JANUARY 18, 2001 AS DOCUMENT NUMBER 0010046532 OF OFFICIAL RECORDS, THAT SOME VIOLATION OF ENVIRONMENTAL PROTECTION LAWS MAY HAVE OCCURRED WHICH MAY AFFECT THE LAND.
3. FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GREMLEY & BIEDERMANN, DATED MAY 3, 2013 AS ORDER NO. 2013-17713-001 REVISED JULY 31, 2013 AS ORDER NO. 2013-18115.
 - A. INTEREST OF UTILITY COMPANIES TO MAINTAIN EQUIPMENT ON THE LAND INCLUDING ELECTRIC CABINETS, AUTO SPRINKLER AND HOSE CONNECTION.
4. ACTS DONE OR SUFFERED BY GRANTEE, OR ANYONE CLAIMING UNDER GRANTEE.