

# UNOFFICIAL COPY

**PREPARED BY:**

Jared I. Rothkopf  
Polsinelli PC  
150 N. Riverside Plaza, Suite 3000  
Chicago, IL 60606

**RETURN**

**RECORDED DOCUMENT TO:**

J. Steven Kirkham  
Waller Law  
511 Union Street, Suite 2700  
Nashville, Tennessee 37219

**SEND FUTURE TAX BILLS TO:**

Acadia Healthcare Company, Inc.  
6100 Tower Circle, Suite 1000  
Franklin, TN 37067  
Attn: Keith E. Thompson



Doc# 2135657012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2021 10:00 AM PG: 1 OF 4

*Above Space for Recorder's use only*

## SPECIAL WARRANTY DEED

THE GRANTOR, **CLARENDON VENTURE, LLC**, an Illinois limited liability company ("Grantor"), whose address is 1450 W. Long Lake Road, Suite 340, Troy, Michigan 48098 for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and specially warrants to **CHICAGO BH HOSPITAL, LLC**, a Delaware limited liability company ("Grantee") whose address is 6100 Tower Circle, Suite 1000, Franklin, Tennessee 37067, all interest in the real estate legally described in Exhibit A attached hereto, subject however to the matters set forth on Exhibit B, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Grantor, by execution and delivery of this Special Warranty Deed, warrants title to the real estate legally described in Exhibit A as to and against its own acts and all persons claiming by, through or under Grantor only and none other.

PIN: 14-17-206-041-0000; 14-17-206-044-0000; 14-17-206-045-0000; 14-17-206-053-0000  
Property Address: 834 W. Leland, Chicago, IL 60640 & 4700 N. Clarendon, Chicago, IL 60640

Dated: December 17, 2021

*[Grantor's signatures begin on next page]*

COMMONWEALTH LAND TITLE

FCH121007347  
4078

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 17<sup>th</sup> day of December, 2021.

**GRANTOR:**

**CLARENDON VENTURE, LLC**, an Illinois limited liability company By: [Signature]

Name: Soren Kim  
Title: Manager

STATE OF California )  
 ) SS.  
COUNTY OF San Bernardino )

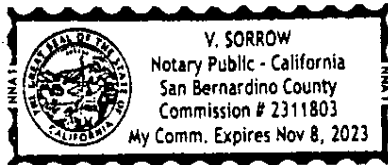
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Soren Kim, personally known to me to be the Manager of **CLARENDON VENTURE, LLC**, an Illinois limited liability company, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of December, 2021.

V. Sorrow, Notary  
NOTARY PUBLIC

My Commission Expires: 11/8/23

(Seal)



REAL ESTATE TRANSFER TAX		20-Dec-2021
CHICAGO:		35,175.00
CTA:		14,070.00
<b>TOTAL:</b>		<b>49,245.00 *</b>

14-17-206-041-0000 | 20211201673062 | 0-721-656-464  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Dec-2021
COUNTY:		2,345.00
ILLINOIS:		4,690.00
<b>TOTAL:</b>		<b>7,035.00</b>

14-17-206-041-0000 | 20211201673062 | 0-888-363-664

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5 and the West 10 feet of Lot 7 and all of Lot 8 in Joseph A. W. Ree's Subdivision of the South 10 rods of the North 40 rods of the East 1/2 of the Northeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 14-17-206-041-0000; 14-17-206-044-0000; 14-17-206-045-0000; 14-17-206-053-0000

Property Address: 851 W. Leland, Chicago, IL 60640 & 4700 N. Clarendon, Chicago, IL 60640

Property of Cook County Clerk's Office

EXHIBIT A

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due or payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Environmental Disclosure document(s) for transfer of real property appear of record which include a description of the land or a part thereof:

Recording Date: June 1, 1994

Recording No: 94484821

4. Terms, conditions, provisions and limitations of an ordinance approving the Urban Renewal Plan and Feasibility of Relocation for Uptown Project #1 recorded December 6, 1968 as document 20696305.
5. Reservation of utility allocations and other development rights or any part thereof as contained in the Judge's Deed to C-L THC, L.L.C. recorded December 16, 2004 as document 0435102393.
6. The following matters disclosed by the survey prepared by Bock & Clark Corporation known as Project No. 202104170-004:
  - a. Encroachment of the fence located mainly on Parcel 4, Lot 8 onto the property Westerly and adjoining by approximately 0.93 feet, and
  - b. Encroachment of concrete curb and parking located mainly on Parcel 4, Lot 8 onto the property Westerly and adjoining by an undetermined distance.
7. Matters done or suffered by, through or under Grantee.

EXHIBIT B