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This instrument prepared by:
Josh Roling
Foley & Lardner LLP
777 E Wisconsin Ave.,
Milwaukee, WI 53202

After recording return to:
Rider Family Portfolio LLC
Attn: Dr. Dean L. Rider
350 Parnassus Avenue, Suite 900
San Francisco, California 94117



Doc# 2200519002 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2022 09:34 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 15 day of December, 2021, by and between US-STABLE-P1 3320 West Fullerton Avenue Chicago, LLC, a Delaware limited liability company ("Grantor"), having an address of 111 Stablewood Court, Houston, TX 77024, and Rider Family Portfolio LLC, a Delaware limited liability company ("Grantee"), having an address of 350 Parnassus Avenue, Suite 900, San Francisco, CA 94117.

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, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all of Grantor's right, title and interest in, to and under that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property"), SUBJECT, HOWEVER, TO THOSE MATTERS DESCRIBED IN EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all of Grantor's rights and appurtenances thereto, unto Grantee and its successors and assigns, forever, and Grantor, for itself and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND the Property or any part thereof unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, by, through, or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions in Exhibit B.

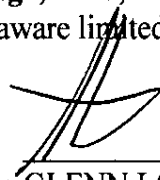
[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

**US-STABLE-P1 3320 West Fullerton Avenue
Chicago, LLC,**
a Delaware limited liability company

By: 
Name: GLENN LOWENSTEIN
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Harris

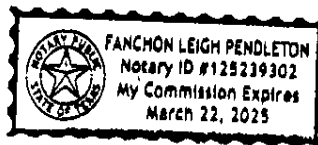
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GLENN LOWENSTEIN, as Authorized Signatory of US-STABLE-P1 3320 West Fullerton Avenue Chicago, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her own free and voluntary act and the free and voluntary act of said Company, for the uses and purposes therein set forth.

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


Notary Public

My Commission Expires:

March 22, 2025



Send Future Tax Bills to:
Walgreen Co.
Real Estate Tax Department
PO Box 1159
Deerfield, IL 60015-4600

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

Lots 54, 55, 56, 57, 58, and the West 6 feet of Lot 59 in De Zeng's Logan Square Subdivision of Block 3 in Garrett's Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:



The East 19 feet of Lot 59 and the West 9 feet of Lot 60 in De Zeng's Logan Square Subdivision of Block 3 in Garrett's Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.


Parcel 3:

The East sixteen (16) feet of Lot sixty (60) and all of Lot Sixty-one (61) and the West fifteen (15) feet of Lot sixty-two (62) in De Zeng's Logan Square Subdivision of Block 3 in Garrett's Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Common address: 3320 West Fullerton, Chicago, IL 60647

PINs: 13-26-427-029-0000; 13-26-427-030-0000; 13-26-427-031-0000;
13-26-427-032-0000; 13-26-427-033-0000; 13-26-427-034-0000

REAL ESTATE TRANSFER TAX		30-Dec-2021	
		COUNTY:	3,500.00
		ILLINOIS:	7,000.00
		TOTAL:	10,500.00
13-26-427-029-0000 20211201670186 1-177-402-000			

REAL ESTATE TRANSFER TAX		30-Dec-2021	
		CHICAGO:	52,500.00
		CTA:	21,000.00
		TOTAL:	73,500.00

13-26-427-029-0000 | 20211201670186 | 1-052-474-000

Total does not include any applicable penalty or interest due.

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EXHIBIT B **Permitted Exceptions**

1. Taxes and assessments which are not yet due and payable.
2. Terms, provisions and conditions contained in Lease by and between 3320 Fullerton LLC, Landlord, and Walgreen Co., Tenant, dated September 23, 2021 as disclosed by a Memorandum of Lease dated September 23, 2021 and recorded September 28, 2021 as document 2127145033, and all rights thereunder of and all acts done and suffered thereunder of said Tenant or any parties claiming by, through or under said Tenant.
3. Covenants and Restrictions contained in the Warranty Deed from Richard L. De Zeng to Brynte Johan Andersen dated November 27, 1907 and recorded January 6, 1908 as document 4144711 book 9853, page 409.
(Affects Lot, 54 and 55 of Parcel 1)
4. Covenants and Restrictions contained in deed from Richard L. De Zeng to Charles Dalbke dated January 24, 1905 and recorded February 15, 1905 as document 3654581.
(Affects Lot 56 of Parcel 1)
5. Covenants and Restrictions contained in deeds from Richard L. De Zeng to John Klein dated April 15, 1908 and recorded December 9, 1908 and February 1, 1909 as documents 4299600 and 4322326.
(Affects Lots 57 and West 3 feet of Lot 58 of Parcel 1)
6. Covenants and Restrictions contained in deed from Richard L. De Zeng to William J. Watters dated January 27, 1909 and recorded October 13, 1910 as document 4643957.
(Affects East 3 feet of Lot 58 of Parcel 1 and other property)