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Doc#: 2203306314 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/02/2022 12:54 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

Dec ID 20220101613506

ST/CO Stamp 1-033-003-408 ST Tax \$1,965.00 CO Tax \$982.50

City Stamp 1-838-309-776 City Tax: \$20,632.50

This Document Prepared By:

Richard J. Traub, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606

After Recording Please Return To:

Johnson and Colmar
707 Lake Cook Road, Suite 124
Attn: Murray J. Levinson
Deerfield, IL 60015

216(00)6PC

THIS INDENTURE WITNESSETH, MENDELL STREET LOFTS, LLC, an Illinois limited liability company, having an address of 1918 North Mendell Street, Chicago, Illinois 60642 ("**Grantor**") does hereby GRANT, SELL, BARGAIN AND CONVEY to ORCHARD 2251 LLC, an Illinois limited liability company, having an address of 9440 Enterprise Drive, Mokena, Illinois 60448, a 60% undivided interest and to EVANSTON NWC LLC, an Illinois limited liability company, having an address of 9440 Enterprise Drive, Mokena, Illinois 60448, a 40% undivided interest as Tenants in Common with each other, (collectively, "**Grantee**"), for and in consideration of ONE MILLION NINE HUNDRED AND SIXTY FIVE THOUSAND and No/100 (\$1,965,000.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the real estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof (the "**Property**"), and subject to the certain permitted title exceptions described on Exhibit B attached hereto

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Property described above, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

[Signature Page to Follow]

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IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the 27th day of January, 2022.

GRANTOR:

MENDELL STREET LOFTS, LLC, an Illinois limited liability company

By: *Karen S. Kolodzey*
Name: Karen S. Kolodzey
Title: Member Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen S. Kolodzey who is the Member Manager, of MENDELL STREET LOFTS, LLC, an Illinois limited liability company, is 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 as such Member Manager, she signed, sealed and delivered the said instrument as 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.

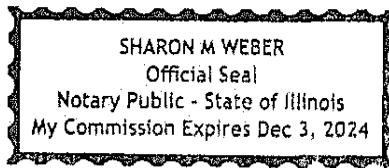
Given under my hand and official seal, this 27th day of January, 2022.

Commission Expires 12/31/2024

[Signature]
Notary Public

Please Mail Tax Bills To:

Orchard 2251 LLC
9440 Enterprise Drive
Mokena, IL 60448
Attn: Property Manager



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EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 41.40 FEET OF THE SOUTH 101.52 FEET OF LOTS 12 TO 19, BOTH INCLUSIVE, TAKEN AS A TRACT IN BLOCK 7 IN QUENTIN'S SUBDIVISION OF PART OF BLOCK 22 (EXCEPT 1 ACRES ON THE SOUTHEAST CORNER) AND LOTS 1 AND 2 IN BLOCK 16 IN SHEFFIELD ADDITION TO CHICAGO IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THE SOUTH 60.12 FEET OF LOTS 12 TO 19, BOTH INCLUSIVE, TAKEN AS A TRACT IN BLOCK 7 IN QUENTIN'S SUBDIVISION OF PART OF BLOCK 22, (EXCEPT 1 ACRES ON THE SOUTHWEST CORNER) AND LOTS 1 AND 2 IN BLOCK 16 IN SHEFFIELD ADDITION TO CHICAGO IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-32-119-013-0000
14-32-119-014-0000

Property Address: 1918 North Mendell Street, Chicago, Illinois 60642

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EXHIBIT B TO DEED

PERMITTED TITLE EXCEPTIONS

1. General real estate taxes and assessments not yet due and payable and subsequent years.
2. Industrial Loft Lease by and between Mendell Street Lofts, LLC, an Illinois limited liability company, as lessor, and Rinse, Inc., a Delaware corporation, as lessee, dated January 10, 2022.
3. Industrial Loft Lease by and between Mendell Street Lofts, LLC, an Illinois limited liability company, as lessor, and MKB Architects, LLC, an Illinois limited liability company, as lessee, dated January 20, 2022.
4. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document no. 0535635138, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
5. Rights of the Chicago and Northwest Railway Company to maintain and operate the rail road tracks along and upon the street abutting upon Lot 19 aforesaid as evidenced by release of damages by reason thereof executed by Jane Fitzpatrick and others to Said Railway Company dated October 26, 1920 and recorded December 21, 1910 as Document No. 4671690. (Affects Lot 19)