

UNOFFICIAL COPY

Greater Illinois Title Co.
120 North LaSalle St., #900
Chicago, IL 60602

GIT File #: 41068990

Doc#: 2209518151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 08:26 AM Pg: 1 of 5

Dec ID 20220301664971
ST/CO Stamp 0-196-707-216 ST Tax \$1,575.00 CO Tax \$787.50
City Stamp 1-040-548-752 City Tax: \$16,537.50

RECORDING COVER SHEET

Cook County Recorder

TYPE OF DOCUMENT: Special Warranty Deed

Re.: Property address: 3435 North Kimball, Chicago, IL 60618

Tax Number: 13-23-402-047-0000

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SPECIAL WARRANTY DEED

This instrument was prepared by:
Brottschul Potts LLC
30 N. LaSalle, Suite 1402
Chicago, IL 60602

(The Above Space For Recorder's Use Only)

Property of
GIT
41068990 (1A)

THIS SPECIAL WARRANTY DEED is made and entered into as of this 1st day of April, 2022, by **KIMBALL INDUSTRIAL LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, having an address of 1000 N. Halsted, Suite 102, Chicago, IL 60642, as grantor (the "Grantor") in favor of **ICUS CAPITAL CORP.**, a Delaware corporation having an address of 130 S. Jefferson Street, Suite LL 150, Chicago, IL 60661, as Grantee (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby **GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY** unto Grantee (i) all of that certain tract or parcel of land commonly known as 3435 N. Kimball, Chicago, IL and legally described on **Exhibit A** attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "**Property**").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[EXECUTION PAGE FOLLOWS]

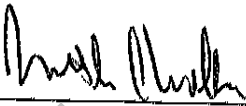
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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 15th day of April, 2022.

GRANTOR:

Kimball Industrial, LLC,
an Illinois limited liability company

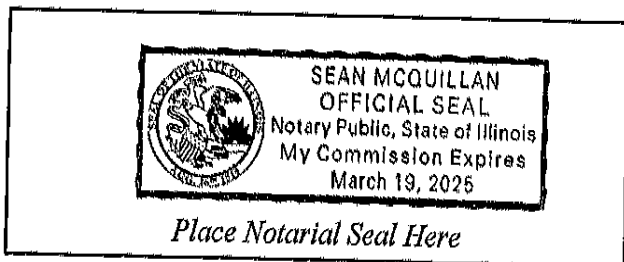
By:



Matthew Welke, Authorized Signatory

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 Matthew Welke, the Authorized Signatory of **Kimball Industrial, LLC**, an Illinois 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 signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of April, 2022.




Notary Public

<p>After Recording Return To: <u>ICUS Capital Corp.</u> <u>130 S. Jefferson Street</u> <u>Suite LL 150</u> <u>Chicago, IL 60661</u></p>	<p>Send subsequent tax bills to: <u>ICUS Capital Corp.</u> <u>130 S. Jefferson Street</u> <u>Suite LL 150</u> <u>Chicago, IL 60661</u></p>
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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

PART OF LOT 7 IN COMMONWEALTH EDISON COMPANY'S RIGHT OF WAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 LYING NORTH OF THE NORTH LINE OF SAID LOT 7 AND SOUTH OF A LINE 906 AND 19/100 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST ADDISON STREET DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 7 AND POINT BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 WITH THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTH ALONG SAID EAST LINE OF NORTH KIMBALL AVENUE TO THE INTERSECTION THEREOF WITH A LINE 233.5 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 7 AS A POINT OF BEGINNING; THENCE EAST ALONG SAID PARALLEL LINE 161 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 156.24 FEET TO THE POINT OF INTERSECTION OF SAID PERPENDICULAR LINE WITH SAID LINE 906.19 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST ADDISON STREET THENCE WEST ALONG LAST SAID LINE A DISTANCE OF 161.54 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH KIMBALL AVENUE A DISTANCE OF 156.13 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 13-23-402-045-0000;13-23-402-047-0000

CKA: 3435 N. Kimball, Chicago, IL 60618

REAL ESTATE TRANSFER TAX

04-Apr-2022



COUNTY:	787.50
ILLINOIS:	1,575.00
TOTAL:	2,362.50

13-23-402-047-0000

| 20220301664971 | 0-196-707-216

REAL ESTATE TRANSFER TAX

04-Apr-2022



CHICAGO:	11,812.50
CTA:	4,725.00
TOTAL:	16,537.50 *

13-23-402-047-0000 | 20220301664971 | 1-040-548-752

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

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. TAXES NOT YET DUE AND PAYABLE.
2. MATTER CREATED BY THROUGH OR UNDER GRANTEE.
3. LEASEHOLD INTEREST OF MADDOCK INDUSTRIES, LLC, UNDER AND BY VIRTUE OF AN UNRECORDED LEASE DATED AUGUST 1, 2015 AS EXTENDED AND MODIFIED ON AUGUST 3, 2018
4. RIGHTS OF THE PEOPLES GAS LIGHT AND COKE COMPANY CORPORATION OF ILLINOIS TO USE VACANT PARTS OF THE LAND ADJOINING THE LAND TO SOUTH WHEN REASONABLY REQUIRED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING OR REMOVING GAS MAINS, SERVICE PIPES OR NECESSARY ATTACHMENTS ON SAID LAND TO THE SOUTH AS DISCLOSED BY GRANT FROM KIMCOE BUILDING CORPORATION, A CORPORATION OF ILLINOIS TO THE PEOPLES GAS LIGHT AND COKE DATED NOVEMBER 6, 1946 AND RECORDED NOVEMBER 18, 1946 AS DOCUMENT NO. 13941014.

Cook County Clerk's Office