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PREPARED BY:

Robert M. Wigoda, Esq.
Wigoda & Wigoda
1622 Willow Road - Suite 202
Northfield, Illinois 60093

Doc# 2210322023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2022 02:20 PM PG: 1 OF 9

WHEN RECORDED
RETURN TO:

Vance L. Liebman, Esq.
55 West Monroe Street
Suite 2300
Chicago, Illinois 60603

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, 3350 N. Kedzie, L.L.C., an Illinois limited liability company, whose address is 2677 Orrington Avenue, Evanston, Illinois 60201, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to Kedzie Brewery L.L.C., an Illinois limited liability company, whose address is 3340 North Kedzie Avenue, Chicago, Illinois 60618, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

Property Index Number(s): 13-23-411-004-0000 (affects Parcel 1)
13-23-411-025-0000 (affects Parcel 2)

Common Address: 3330 - 3350 North Kedzie Avenue
Chicago, Illinois 60618

(Signatures begin on next page)

252 4 CSC
67 21 22 LD
67 21 22 LD

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF NORTH KEDZIE AVENUE WHICH POINT IS 150 FEET SOUTH MEASURED ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE FROM THE POINT OF ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE SOUTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE, A DISTANCE OF 320.40 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23, A DISTANCE OF 246.01 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 38 DEGREES 13 MINUTES, TO THE RIGHT WITH AN EXTENSION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 196.42 FEET TO A POINT WHICH IS A DISTANCE OF 400 FEET WEST, MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 FROM SAID WEST LINE OF NORTH KEDZIE AVENUE; THENCE NORTH PARALLEL WITH THE WEST LINE OF NORTH KEDZIE AVENUE, 198.90 FEET TO A POINT WHICH IS 150 FEET SOUTH, MEASURED ON A LINE PARALLEL WITH SAID WEST LINE OF NORTH KEDZIE AVENUE FROM SAID NORTH LINE OF THE SOUTH EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, A DISTANCE OF 400 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND IN THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, WITH THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE SOUTH 00 DEGREE EAST ON THE WEST LINE OF SAID NORTH KEDZIE AVENUE, A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES, 51 MINUTES, 00 SECOND WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 400.00 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREE EAST, PARALLEL WITH THE WEST LINE OF SAID NORTH KEDZIE AVENUE, A DISTANCE OF 198.95 FEET TO THE NORTHERLY LINE OF THE PROPERTY, AS CONVEYED BY DEEDS FROM THE GRANTOR, CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION TO

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THE GRANTEE, PRAIRIE MATERIAL SALES INCORPORATED RECORDED NOVEMBER 17, 1977 AS DOCUMENTS 24199385 AND 24199384; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE AS CONVEYED THE FOLLOWING (6) SIX COURSES:

NORTH 62 DEGREES, 46 MINUTES, 47 SECONDS WEST, A DISTANCE OF 11.07 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 908.52 FEET;

THENCE NORTHWESTERLY ON SAID CURVE, CONVEX NORTHEASTERLY AND HAVING A CHORD BEARING NORTH 56 DEGREES, 02 MINUTES, 16 SECONDS WEST, A DISTANCE OF 140.02 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 513.35 FEET;

THENCE NORTHWESTERLY ON SAID CURVE HAVING A RADIUS OF 513.35 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 40 MINUTES 56 SECONDS WEST, CONVEX SOUTHWESTERLY, A DISTANCE OF 28.61 FEET TO A POINT;

THENCE NORTH 00 DEGREE EAST, A DISTANCE OF 94.79 FEET TO A POINT;

THENCE NORTH 76 DEGREES, 38 MINUTES, 46 SECONDS EAST, A DISTANCE OF 25.69 FEET;

THENCE NORTH 89 DEGREES, 51 MINUTES, 00 SECOND EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF CHICAGO, IN COUNTY OF COOK, ILLINOIS.

Property Index Number(s): 13-23-411-004-0000 (affects Parcel 1)
13-23-411-025-0000 (affects Parcel 2)

Common Address: 3330 - 3350 North Kedzie Avenue
Chicago, Illinois 60618

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EXHIBIT B TO SPECIAL WARRANTY DEED

EXCEPTIONS TO TITLE

* PERMITTED EXCEPTIONS TO BE INCLUDED

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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1. Real estate taxes not yet due and payable.
2. Existing unrecorded leases in favor of the following, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees:
 1. Full Breach 77, LLC
 2. Garrett Licensing LLC
3. Terms, conditions and limitations contained in the No Further Remediation Notice issued by the Illinois Environmental Protection Agency recorded February 17, 2017 as document no. 1704834085.
4. Rights of the Commonwealth Edison Company to maintain a transformer vault on the East side of the first floor of the building located mainly on the Land, as disclosed by unrecorded agreement dated April 15, 1948 made by and between S & W Fine Food, Inc., and said Commonwealth Edison Company (affects Parcel 1).
5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on November 6, 2001 as document no. 0011043499 (affects Parcel 1)

6. Covenants and restrictions relating to:
Grantee Agrees

(1) to take all steps necessary, at no expense to grantor, to comply with any and all governmental requirements relating to Land platting and use.

(2) not to alter the surface of said real estate in any manner that would adversely affect the integrity of the slope of fill which supports grantor's railroad tracks on grantor's adjacent real estate.

(3) to forever release grantor, its successors and/or assigns, from any and all damages or claim for damages of every kind or nature whatsoever which may arise by reason of drainage of surface waters onto said real estate from grantor's adjoining real estate.

Said covenants and restrictions contained in the Deed recorded November 23, 1993 as document no. 93957724, which does not contain a reversionary or forfeiture clause.

Affects Parcel 2 and other property not now in question.

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7. Covenants and restrictions relating to the right to continue to protect, maintain, repair, reconstruct, replace, operate, and use any and all existing drainage, driveways, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever, contained in the Deed recorded November 23, 1993 as document no. 93957724, which does not contain a reversionary or forfeiture clause.

Affects Parcel 2 and other property not now in question.

8. The survey prepared by Gremley & Biedermann dated January 14, 2022 and designated Order No. 2021-29682-001, shows the following:
 - 1.) Adverse encroachment of the building located on the property south and adjacent, over and onto the Land, by varying distances up to approximately 0.50 feet.
 - 2.) Encroachment of the building located on the Land, over and onto the property north and adjacent, by varying distances up to approximately 0.23 feet.
 - 3.) Encroachment of the building located on the Land, over and onto the public right-of-way east and adjacent, by varying distances up to approximately 0.07 feet.
 - 4.) Encroachment of the chain link fence located on the Land, over and onto the property west and north and adjacent, by an undisclosed amount.
9. Mortgage dated March 14, 2022 and recorded April 13, 2022 as Document No. 2210322024, made by Kedzie Brewery LLC, an Illinois limited liability company, in favor of Wells Fargo Bank, National Association, to secure an indebtedness in the amount of \$9,150,000.00.
10. Unrecorded lease with certain terms, covenants, conditions and provisions set forth therein in favor of Revolution Beer LLC, lessee, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through or under said lessee.

As affected by the Lease Subordination Agreement recorded April 14, 2022 as Document No. 2210322025.



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COUNTY:	10,250.00
ILLINOIS:	20,500.00
TOTAL:	30,750.00

13-23-411-004-0000

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Property of Cook County Clerk's Office



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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13-23-411-004-0000 | 20220301650343 | 1-420-260-752

Total does not include any applicable penalty or interest due.

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