

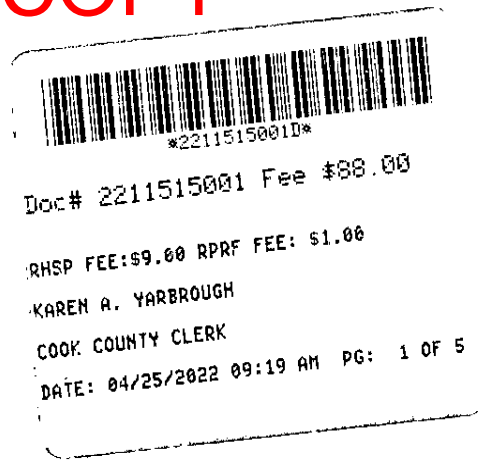
# UNOFFICIAL COPY

This document prepared by:

Mitchell J. Melamed  
Aronberg Goldgehn Davis & Garmisa  
330 N. Wabash, Suite 1700  
Chicago, IL 60611

After recording return to:

SA East Owner LLC  
917 W. Washington Blvd., Ste. 308  
Chicago, Illinois 60607



## SPECIAL WARRANTY DEED

THE SALVATION ARMY, an Illinois not-for-profit corporation ("Grantor"), in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL AND CONVEY unto SA EAST OWNER LLC, a Delaware limited liability company ("Grantee"), whose address is 917 W. Washington Blvd., Ste. 308, Chicago, Illinois 60607, the lots, tracts or parcels of land lying, being and situated in the County of Cook, in the State of Illinois, which is legally described on Exhibit A attached hereto and incorporated herein by reference, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the premises afore-said with all and singular the rights, privileges, appurtenances and hereditaments thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, subject to the Permitted Exceptions, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its successors, heirs, and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor but against none other.

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1, 2, 3, 4, AND 5, IN ASSESSOR'S DIVISION OF LOT 1 OF BLOCK 70 IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE NORTHERLY 1/2 OF LOT 2 IN BLOCK 70 IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE SOUTHERLY 1/2 OF LOT 2, LOT 3, LOT 4, LOT 5 AND LOT 6 (EXCEPT THE WEST 25.0 FEET OF THE SOUTH 20 FEET THEREOF) IN BLOCK 70 IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

SUB LOTS 1, 2, 3, 4, 5 AND 6 IN THE SUBDIVISION OF LOTS 7 AND 8 OF BLOCK 70 IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 5:

THE VACATED ALLEY IN THE SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 70 IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO, AFORESAID, LYING NORTH OF AND ADJOINING PARCEL 4 AND LYING EAST OF A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 6 IN PARCEL 3 PRODUCED SOUTH, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-09-103-018-0000; 17-09-103-031-0000; 17-09-103-034-0000;  
17-09-103-035-0000

Commonly Known As: 500-528 North Des Plaines Street, Chicago, Illinois 60654

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year 2021 second installment and thereafter not yet due and payable.
2. Easement Deed by Court Order in Settlement of Landowner Action in favor of Qwest Communications Corporations *et al*, recorded July 25, 2012 as Document No. 1220722066. (For further particulars, see record.) (affects Parcel 1)
3. Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities. (affects Parcel 5)
4. Encroachment of the building located mainly on Lots 4, 5 and 6 parcel 3, onto property west and adjoining by .1 feet.
5. Encroachment of the building located west of Lot 6 parcel 4, onto the land insured herein by .3 feet.

4869-3089-4603, v. 1

#### REAL ESTATE TRANSFER TAX 22-Apr-2022



CHICAGO:	112,500.00
CTA:	0.00
<b>TOTAL:</b>	<b>112,500.00*</b>

17-09-103-018-0000 | 20220401675933 | 1-933-048-720

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

#### REAL ESTATE TRANSFER TAX 22-Apr-2022



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

17-09-103-018-0000 | 20220401675933 | 1-633-614-736

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 4 | 25 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 4 | 25 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 4 | 25 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

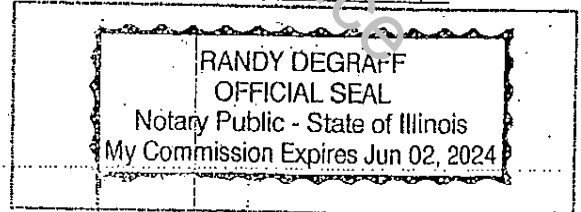
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 4 | 25 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)