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2213715019D

Doc# 2213715019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2022 01:23 PM PG: 1 OF 7

1 of 4

CCH12108054LD D6
AFTER RECORDING MAIL TO:

Polisetty Properties LLC
204 Timber Ridge Drive
Beckley, West Virginia 25801

SPECIAL WARRANTY DEED

PULASKI PROMENADE, LLC, a Delaware limited liability company ("**Grantor**"), of 40 Skokie Boulevard, Suite 610, Northbrook, Illinois 60062, for and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, and other good and valuable consideration, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto POLISETTY PROPERTIES LLC, a North Carolina limited liability company ("**Grantee**"), of 204 Timber Ridge Drive, Beckley, West Virginia 25801, the real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, unto Grantee and its successors and assigns, forever.

SUBJECT TO the Permitted Exceptions listed on Exhibit B attached hereto and made a part hereof.

The Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the said premises hereby granted are or may be in any manner encumbered or charged, except as herein recited; and that the Grantor WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming or to claim the same by, through or under the Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents this 13th day of May, 2022.

(signature page follows)

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GRANTOR:

PULASKI PROMENADE, LLC, a Delaware limited liability company

By: IRC Pulaski Promenade, L.L.C., a Delaware limited liability company, its Manager

By: IRC Retail Centers LLC, a Delaware limited liability company, its Manager

By: Pt F
Name: Peter Foran
Its: VP

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On this 3rd day of May, 2022, before me, the undersigned notary public, Peter Foran personally appeared, proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed, as the Vice President of IRC Retail Centers LLC, a Delaware limited liability company, the Manager of IRC Pulaski Promenade, L.L.C., a Delaware limited liability company, the Manager of PULASKI PROMENADE, LLC, a Delaware limited liability company, as the voluntary act of said limited liability company.

Official signature and seal of notary public:
Denise E. Graham
Notary Public

My commission expires: 6/15/2023

This instrument was prepared by:
Thomas G. Moffitt
Dickinson Wright PLLC
55 W. Monroe, Suite 1200
Chicago, Illinois 60603



Send Subsequent Tax Bills to:
Polisetty Properties LLC
204 Timber Ridge Drive, Beckley
West Virginia 25801

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lot 2 in the Final Plat of Resubdivision of Pulaski Promenade, of that part of the Northeast Quarter lying South of Illinois and Michigan Canal Reserve Section 3, Township 38 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois recorded as Document 1916516052 in the Cook County Recorder of Deeds on June 14, 2019.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 dated September 10, 2019 and recorded September 12, 2019 as document number 1925534066 created by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Rights made by Pulaski Promenade, LLC for the purpose of access, ingress and egress.

PIN: 19-03-201-060-0000

Common Address: 4242 South Pulaski Road, Chicago, IL 60632

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. Real estate taxes for 2021 (final installment) and subsequent years which are not yet due and payable.
2. Use restriction as contained in the Memorandum of Lease made by Pulaski Promenade, LLC to Ulta Salon, Cosmetics & Fragrance, Inc. recorded January 4, 2017 as document no. 1700444020.
3. Use restriction as contained in the Memorandum of Lease dated June 30, 2014 and recorded March 16, 2015 as Document 1507542011 made by and between Pulaski Promenade LLC (Landlord) and Shoe Carnival, Inc. (Tenant).
4. Use restriction as contained in the Memorandum of Lease made by Pulaski Promenade, LLC, a Delaware limited liability company, to Petsmart dated July 3, 2014 and recorded July 31, 2014 as Document No. 1421208327.
5. Use restriction as contained in the Memorandum of Lease made by Pulaski Promenade, LLC, a Delaware limited liability company, to Ross Dress for Less LLC dated November 5, 2012 and recorded March 27, 2013 as Document No. 1308610012.
6. Restrictions as contained in the Amended and Restated Memorandum of Shopping Center Lease by and between Pulaski Promenade, LLC and Michaels Stores, Inc. recorded October 7, 2014 as Document no. 1428016061.
7. Use restriction as contained in the Lease made by Pulaski Promenade, LLC, a Delaware limited liability company, to Marshalls of Illinois.
8. Lease made by Pulaski Promenade, LLC to Starbucks corporation, a Washington corporation, a memorandum of which was recorded July 20, 2021 as document no. 2120120143, demising the land for a term of 10 years with option to extend for up to 4 renewal periods of 5 years each, 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.
9. Use Restriction as contained in the Memorandum of Lease made by Pulaski Promenade, LLC to Wendy's Properties, LLC dated August 10, 2015 recorded September 20, 2016 as document no. 1626422074.
10. Unrecorded Easement to the Illinois Bell Telephone Company dated September 29, 1953 to construct and maintain its system of conduit and cable for telephone purposes as disclosed by deed from United Biscuit company of America to Folding Box Company dated June 30, 1960 and recorded June 30, 1960 as document 17896541 (Affects underlying Land).

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11. Restrictions as contained in the No Further Remediation Letters Issued by the Illinois Environmental Protection Agency recorded as document numbers 0010264908, 103144806, 1034919061 and 1712549104. (Affects underlying Land).
12. Rights, if any, of public and quasi-public utilities in the land as disclosed by survey depicting transformer as disclosed by survey prepared by Manhard Consulting dated December 3, 2021, Order No. SOACH.
13. Terms, covenants, conditions and restrictions contained in the Redevelopment Agreement dated September 10, 2014 and recorded September 10, 2014 as document 1425322086 made by and between the City of Chicago and Pulaski Promenade, LLC, a Delaware limited liability company. (Affects underlying Land)
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; for purpose an easement for serving the subdivision and other property with electric service, affects the Land and other property as Document No. 1910516052.
15. Terms, covenants, conditions, restrictions and reciprocal rights contained in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Rights dated September 10, 2019 and recorded September 12, 2019 as document number 1925534066, which includes, among other things, maintenance fees; together with the rights of owners to the concurrent use of the easements granted therein.
16. Terms, provisions, and conditions relating to the easements created by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Rights made by Pulaski Promenade, LLC dated September 10, 2019 and recorded September 12, 2019 as document number 1925534066 contained in the instrument creating said easements. Rights of the adjoining owner or owners to the concurrent use of said easements.
17. Encroachment of the Overhang located mainly on the Land and onto the Public Right-of-Way East of and adjoining by approximately 0.14 feet as disclosed by survey prepared by Manhard Consulting dated December 3, 2021, Order No. SOACH.
18. Encroachment of the Pylon Sign located mainly on the Land and onto the property North of and adjoining by approximately 0.8 feet as disclosed by survey prepared by Manhard Consulting dated December 3, 2021, Order No. SOACH.

4895-9972-2245 v4 [95127-23]

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REAL ESTATE TRANSFER TAX

16-May-2022



19-03-201-060-0000

20220501601348

0-461-795-216

COUNTY:	1,227.00
ILLINOIS:	2,454.00
TOTAL:	3,681.00

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

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
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REAL ESTATE TRANSFER TAX

16-May-2022

CHICAGO:	18,405.00
CTA:	7,362.00
TOTAL:	25,767.00 *

19-03-201-060-0000 | 20220501601348 | 1-267-101-584

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

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