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PREPARED BY:

Rita Feikema **GIT**

Honigman LLP

155 N Wacker Dr Suite 3100

Chicago, IL 60606

AFTER RECORDING RETURN TO:

TAX BILLS TO:

Lisa Misher

City of Chicago

Department of Law

Real Estate Division

121 N LaSalle St, Room 600

Chicago, IL 60602



Doc# 2213922029 Fee \$65.00

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


KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2022 11:57 AM PG: 1 OF 8

Exempt under provisions of Paragraph
(b)(3), Section 31-45 of the Real Estate
Transfer Tax Law (35 ILCS 200/31-45).

May 11, 2022


By: Noah Gottlieb

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of May 11, 2022 by FMG PILSEN INVESTMENTS, LLC, an Illinois limited liability company, having an address at 112 N May, Chicago, IL 60607 (the "**Grantor**"), to and in favor of CITY OF CHICAGO, an Illinois municipal corporation, having an address at 121 N LaSalle St, Room 1000, Chicago, IL 60602 (the "**Grantee**").

Grantor, for and in consideration of \$10.00 and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and transfer to Grantee, and its respective successors and assigns, in fee simple, that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto and all improvements situated thereon (collectively, the "**Property**").

To have and to hold the Property to Grantee, its successors and assigns, forever.

Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming by, through or under Grantor but not otherwise, subject to those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

[Signature page follows]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first written above.

GRANTOR:

PMG PILSEN INVESTMENTS, LLC,
an Illinois limited liability company

By: NLG Chicago Investments, LLC,
an Illinois limited liability company
its Manager

By: [Signature]
Name: Noah Gottlieb
Title: Manager

State of Illinois)
) SS
County of Cook)

This instrument was acknowledged before me on this 9th day of May, 2022, by Noah Gottlieb, manager of NLG Chicago Investments, LLC, the manager of PMG PILSEN INVESTMENTS, LLC, an Illinois limited liability company, on behalf of such Grantor.



[Signature]
NOTARY PUBLIC
Commission expires: 10/27/2023

REAL ESTATE TRANSFER TAX		18-May-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-20-404-028-0000 | 20220501603122 | 0-190-390-160

REAL ESTATE TRANSFER TAX		18-May-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-20-404-028-0000 | 20220501603122 | 2-041-323-408
* Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

EBN

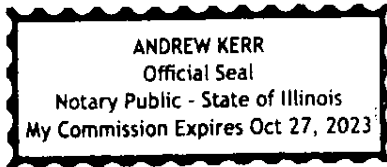
Grantor or Agent

Dated: May 9, 2022

Subscribed and Sworn to before me, this 9th day of May, 2022.

[Signature]

Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest 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.

[Signature]

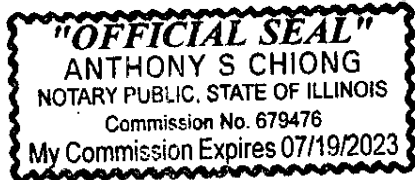
Grantee or Agent

Dated: May 11, 2022

Subscribed and Sworn to before me, this 11 day of May, 2022.

[Signature]

Notary Public



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EXHIBIT "A"

PARCEL 1:

LOTS 5, 6, 7, AND 8 IN ROTH'S SUBDIVISION OF BLOCK 17 IN ASSESSOR'S DIVISION IN SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 89.05 FEET OF LOT 31 OF THE EAST 1/2 OF BLOCK 14 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 89.05 FEET OF THAT PART SOUTH OF THE SOUTH LINE OF 16TH STREET OF LOT 15 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 129.29 FEET OF THAT PART SOUTH OF THE SOUTH LINE OF 16TH STREET OF LOT 16 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 9 IN GEORGE ROTH'S SUBDIVISION OF BLOCK 17 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 31 (EXCEPT THE NORTH 89.05 FEET THEREOF) OF THE EAST 1/2 OF BLOCK 14 IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE SOUTH 42.95 FEET OF THE NORTH 132 FEET OF THAT PART SOUTH OF THE SOUTH LINE OF 16TH STREET OF LOT 15 IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

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THE NORTH 1/2 OF LOT (OR BLOCK) 16 (EXCEPT THE NORTH 162.29 FEET THEREOF) IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF THE NORTH 1/4 OF LOT 15 LYING SOUTH OF A LINE 132 FEET SOUTH OF THE SOUTH LINE OF 16TH STREET IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING IN LOTS 1, 2 AND 3 OF PARCEL 10 IN COOK COUNTY, ILLINOIS.

PARCEL 10:

LOTS 1, 2, 3, AND 7 IN KALBOWS SUBDIVISION OF LOTS 29 AND 30 IN BARTLETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 14 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF BLOCK 15 IN ASSESSOR'S DIVISION IN THE NORTH 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

THAT PART OF THE WEST 1/2 OF LOT 14 IN THE ASSESSOR'S SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 14; THENCE RUNNING WEST ALONG THE NORTH LINE OF 18TH STREET, A DISTANCE OF 143.00 FEET TO THE EAST LINE OF THE PREMISES HERETOFORE CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE NORTH, A DISTANCE OF 150.00 FEET ALONG SAID LINE; THENCE EAST ALONG A LINE 150.00 FEET NORTH OF AND PARALLEL WITH 18TH STREET, A DISTANCE OF 143.00 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING; TOGETHER WITH THE SOUTH 166 FEET 3-INCHES OF LOT 15 IN ASSESSOR'S SUBDIVISION AFORESAID AND THE SOUTH 1/2 OF LOT 16 IN ASSESSOR'S SUBDIVISION AFORESAID (EXCEPTING FROM SAID LOTS 15 AND 16 THAT PART TAKEN FOR 18TH STREET) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 12:

LOTS 11, 13, 15, 17 AND 19 IN GEORGE ROTH'S SUBDIVISION OF LOT 17 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 13:

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LOT 45 (EXCEPT THE EAST 3-INCHES THEREOF AND EXCEPT THE SOUTH 33.00 FEET THEREOF) AND LOT 46 (EXCEPT THE SOUTH 33.00 FEET THEREOF) IN GEORGE ROTH'S SUBDIVISION OF BLOCK 17 OF ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 14:

LOTS 2 AND 3 IN LOUIS HOEFKE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF BLOCK 15 AND LOT 28 (EXCEPT THE SOUTH 16.2 FEET THEREOF) IN BARRETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 14, ALL IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 15:

LOTS 1 TO 27, BOTH INCLUSIVE AND THE SOUTH 16.2 FEET OF LOT 28 IN BARRETT'S SUBDIVISION OF THE EAST 1/2 OF LOT 14 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE VACATED ALLEYS LYING SOUTH OF LOTS 1 TO 5; WEST OF LOTS 6 TO 20 AND NORTH OF LOTS 21 TO 25 IN BARRETT'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 16:

THE WEST 1/2 OF LOT 14 IN ASSESSOR'S SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, (EXCEPT THAT PART LYING SOUTH OF A LINE 150.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF 18TH STREET, EXCEPT THAT PART HERETOFORE CONVEYED TO BURLINGTON NORTHERN INC.) IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 17:

LOT 1 (EXCEPT THAT PART LYING SOUTH OF THE NORTH 27 FEET 1/2-INCH THEREOF) IN LOUIS HOEFKE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF BLOCK 15 AND LOT 28 (EXCEPT THE SOUTH 16.2 FEET THEREOF) IN BARRETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 14 ALL IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 18:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF LOT 15 (EXCEPT THE SOUTH 166 FEET 3-INCHES THEREOF) IN THE ASSESSOR'S SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 19:

LOT 4, 5 AND 6 IN KALBOW'S SUBDIVISION OF LOTS 29 AND 30 IN BARRETT'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 14 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF BLOCK 15 ALL IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN SAID COOK COUNTY AND STATE OF ILLINOIS.

Property address: 900 West 18th Street, Chicago, IL 60608

Tax Number: 17-20-404-028-0000

Property address: 851 West 16th Street, Chicago, IL 60608

Tax Number: 17-20-405-001-0000

Property address: 1633 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-002-0000

Property address: 847 West 16th Street, Chicago, IL 60608

Tax Number: 17-20-405-003-0000

Property address: 1615 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-004-0000

Property address: 1619 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-005-0000

Property address: 1621 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-006-0000

Property address: 1623 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-007-0000

Property address: 1627 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-008-0000

Property address: 1701 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-009-0000

Property address: 1703 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-010-0000

Property address: 1705 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-011-0000

Property address: 1709 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-012-0000

Property address: 1711 South Peoria Street, Chicago, IL 60608

Tax Number: 17-20-405-013-0000

Property address: 850 West 18th Street, Chicago, IL 60608

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Tax Number: 17-20-405-014-0000

Property address: 844 West 18th Street, Chicago, IL 60608
Tax Number: 17-20-405-015-0000

Property address: 846 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-018-0000

Property address: 835 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-019-0000

Property address: 831 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-020-0000

Property address: 827 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-021-0000

Property address: 829 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-022-0000

Property address: 1610 South Newberry Avenue, Chicago, IL 60608
Tax Number: 17-20-405-023-0000

Property address: 1614 South Newberry Avenue, Chicago, IL 60608
Tax Number: 17-20-405-024-0000

Property address: 1616 South Newberry Avenue, Chicago, IL 60608
Tax Number: 17-20-405-025-0000

Property address: 830 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-035-0000

Property address: 1718 South Newberry Street, Chicago, IL 60608
Tax Number: 17-20-405-039-0000

Property address: 843 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-040-0000

Property address: 843 West 16th Street, Chicago, IL 60608
Tax Number: 17-20-405-041-0000