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2214419018D

THIS DOCUMENT WAS PREPARED BY:

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Chicago IL 60654

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/24/2022 11:40 AM PG: 1 OF 5

AFTER RECORDING RETURN TO, AND
SEND FUTURE TAX BILL TO:

2211 N. Milwaukee (Chicago) JG, LLC
and
2211 N. Milwaukee (Chicago) B9, LLC
2211 N. Elston Avenue, Suite 302
Chicago, Illinois 60614

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 23rd day of May, 2022 by PMG LS Investments, LLC, a Delaware limited liability company, having an address at 113 N May Street, Floor 2, Chicago, Illinois 60607, hereinafter called the Grantor, to 2211 N. Milwaukee (Chicago) JG, LLC, as to a 7.9127% undivided interest, and 2211 N. Milwaukee (Chicago) B9, LLC, as to a 92.0873% undivided interest, as Tenants in Common, having an address at 2211 N Elston Avenue, Suite 302, Chicago, Illinois 60614 hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, with special warranty, that certain land situated in the County of Cook, State of Illinois, described on **Exhibit A** attached hereto and incorporated herein by reference, together with all easements, tenements, appurtenances thereto belonging to the land, and together with all buildings and other improvements located on the land, and to all streets, alleys, passages and other rights-of-way included therein or adjacent thereto (collectively, the "Property");

TO HAVE AND TO HOLD, the Property unto Grantee and its successors and assigns in fee simple forever.

This conveyance is made subject to the Permitted Encumbrances (herein so called) described on **Exhibit B** attached hereto and expressly made a part hereof.

AND, Grantor specially warrants title to the Property, and will defend Grantee and its successors and assigns against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, subject to the Permitted Encumbrances.

[Signatures Follow This Page]

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 22, 23, 24, 28, 29, 30, AND 31 IN BLOCK 4 IN C.E. WOOLEY'S SUBDIVISION OF THE 7.5 ACRES EAST AND ADJOINING THE WEST 17.5 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 19, 20 AND 21 IN BLOCK 4 IN SUBDIVISION OF 7.5 ACRES EAST AND ADJOINING THE WEST 10 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MILWAUKEE PLANK ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTHEASTERLY 1 FOOT OF LOT 20 AND ALL OF LOT 21, ALSO THAT PART OF THE 20 FOOT ALLEY (NOW VACATED) NORTHEASTERLY OF AND ADJOINING THE SAID SOUTHEASTERLY 1 FOOT OF LOT 20 AND ALL OF LOT 21 AND LYING SOUTHWESTERLY OF THE CENTER LINE OF SAID 20 FOOT ALLEY AND WESTERLY OF THE EAST LINE OF LOT 46 EXTENDED SOUTH TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 21 EXTENDED NORTHEASTERLY, ALL IN BLOCK 4 IN C.E. WOOLEY'S SUBDIVISION OF THE 7.5 ACRES EAST AND ADJOINING THE WEST 17.5 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 19, 20 AND 21 IN BLOCK 4 IN SUBDIVISION OF 7.5 ACRES EAST AND ADJOINING THE WEST 10 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MILWAUKEE PLANK ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 25 AND 26 IN BLOCK 4 IN C.E. WOOLEY'S SUBDIVISION OF 7.5 ACRES EAST AND ADJOINING THE WEST 17.5 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 19, 20 AND 21 IN BLOCK 4 OF SUBDIVISION OF 7.5 ACRES EAST AND ADJOINING THE WEST 10 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF MILWAUKEE PLANK ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 27 IN BLOCK 4 IN C.E. WOOLEY'S SUBDIVISION OF THE 7.5 ACRES EAST AND ADJOINING THE WEST 17.5 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 19, 20 AND 21 IN BLOCK 4 IN SUBDIVISION OF 7.5 ACRES EAST OF AND ADJOINING THE WEST 10 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MILWAUKEE PLANK ROAD, IN COOK COUNTY, ILLINOIS.

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PINS:

- 13-36-215-035-0000
- 13-36-215-036-0000
- 13-36-215-037-0000
- 13-36-215-038-0000
- 13-36-215-039-0000
- 13-36-215-044-0000

Property Address:

2211 North Milwaukee Avenue, Chicago, Illinois 60647

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

COOK COUNTY CLERK OFFICE
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EXHIBIT B

Permitted Exceptions

1. General Real Estate taxes for the final installment of year 2021 and year 2022 and subsequent years, a lien not yet due or payable.
2. Terms, provisions and conditions contained in Lease by and between PMG LS Investments, LLC, Lessor, and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, Lessee, dated November 16, 2017 as disclosed by a Memorandum of Building and Rooftop Lease Agreement recorded January 12, 2018 as document 1801201105, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
3. Affordable Housing Covenant and Lien (ARO- Rental Project) made by and between PMG LS Investments, LLC, as developer and the City of Chicago dated March 16, 2015 and recorded March 16, 2015 as document no. 1507518034 and the terms and provisions therein contained.
4. Terms, provisions and conditions contained in Grant of Easement in favor of Comcast of Florida/Georgia/Illinois/Michigan, LLC recorded May 31, 2016 as Document No. 1615241008.
5. No Further Remediation Letter for Illinois Environmental Protection Agency recorded March 12, 2021 as Document No. 2107119015 and that some violation of environmental protection laws may have occurred which may affect the Land.
6. Rights of public or quasi-public utilities, if any, in the vacated street or alley via Ordinance recorded May 24, 1923 as Document no. 7948641
7. Rights of tenants, as tenants only, under unrecorded leases, with no options to purchase or rights of first refusal.
8. Matters which would be disclosed on an ALTA/NSPS Survey of the land.