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Doc#: 2215806151 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/07/2022 12:34 PM Pg: 1 of 7

**THIS DOCUMENT WAS)
PREPARED BY:)**

Jones Corporate Law Group, LLC)
1744 West Wabansia Avenue)
Chicago, Illinois 60622)
Attn: Mike Jones)

**AFTER RECORDING, RETURN)
TO, AND MAIL SUBSEQUENT)
TAX BILLS TO:)**

Milburn Hayes LLC)
c/o Kaufman Jacobs, LLC)
30 West Monroe Street, Suite 1700)
Chicago, Illinois 60603)
Attn: B. Jeremy Kaufman, Jay Patel)
and Sam Fuchs)

Dec ID 20220501626958

ST/CO Stamp 1-720-148-048 ST Tax \$10,940.00 CO Tax \$5,470.00

City Stamp 1-757-569-104 City Tax: \$114,870.00

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

June 3

THIS SPECIAL WARRANTY DEED is made and entered into as of ***y __, 2022, by and between Hayes Real Estate LLC, an Illinois limited liability company, having an address at 5959 South Harlem Avenue, Chicago, Illinois 60638 (“**Grantor**”) and Milburn Hayes LLC, a Delaware limited liability company, having an address at c/o Kaufman Jacobs LLC, 30 West Monroe Street, Suite 1700, Chicago, Illinois 60603 (“**Grantee**”).

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in and to the real property, situated in the County of Cook, and State of Illinois, commonly known as 5959 South Harlem Avenue, Chicago, Illinois 60638 and legally described on **Exhibit A** attached hereto and made a part hereof together with the buildings, structures, fixtures, and other improvements located on said real estate and all hereditaments, easements and appurtenances thereunto belonging, or in any way pertaining to said real estate (the “**Property**”); subject only to those matters more particularly described in **Exhibit B** attached hereto and made a part hereof for all purposes (collectively, the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property unto the Grantee forever, subject only to the Permitted Exceptions. Grantor warrants that title for the Property shall be free of any claim by Grantor, or any other person or persons claiming by, through or under Grantor, but does not warrant otherwise.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to this Special Warranty Deed on the date first set forth above.

GRANTOR:

Hayes Real Estate LLC,
an Illinois limited liability company

By: _____
Name: Thomas J. McDonough
Title: Chairman

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. McDonough, the Chairman of Hayes Real Estate LLC, an Illinois limited liability company (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 25 day of May, 2022.

Notary Public: Tiglat S Jallow
Tiglat S Jallow Jallow

My Commission expires:

07/01/2024



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EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

THE WEST 100 FEET OF THE EAST 125 FEET (EXCEPT THE NORTH 20 FEET THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF USED FOR STREET PURPOSES) OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD AND NORTH OF A LINE DRAWN FROM A POINT 702.53 FEET SOUTH OF THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 TO A POINT 684.43 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 100 FEET (EXCEPT THE NORTH 20 FEET THEREOF, ALSO EXCEPT THE SOUTH 33 FEET THEREOF USED FOR STREET PURPOSES) OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT LINE RAILROAD, 675.64 FEET EAST OF THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY, 337.82 FEET; RUNNING THENCE SOUTH 318.70 FEET TO THE CENTER LINE OF WEST 60TH STREET AS SHOWN ON THE PLAT OF FREDERICK H. BARTLETTS CHICAGO HIGHLANDS; RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID WEST 60TH STREET, 337.66 FEET; RUNNING THENCE NORTH 321.68 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THAT PART OF BLOCK 3 WHICH LIES BETWEEN BLOCKS 4 AND 15 AND THAT PART OF SAID BLOCK 3 WHICH LIES EASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF BLOCK 3, SAID POINT BEING 400.0 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 3, TO A POINT IN THE WEST LINE OF BLOCK 4, SAID POINT BEING 16.08 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 4, ALL IN HARLEM SIXTY THIRD RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF BLOCK 16 WHICH LIES WEST OF THE EAST LINE OF BLOCK 15 EXTENDED NORTH, ALL IN HARLEM SIXTY THIRD RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD, AND NORTH OF A LINE DRAWN FROM A POINT 702.53 FEET SOUTH OF THE NORTH WEST CORNER OF SAID WEST 1/2 OF THE SOUTH WEST 1/4 TO A POINT 684.43 FEET SOUTH OF THE NORTH EAST CORNER OF SAID WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 18 AFORESAID (EXCEPT THE WEST 50 FEET AND THE SOUTH 33 FEET OF SAID PREMISES TO BE USED FOR STREET PURPOSES AND EXCEPT THE EAST 125.0 FEET THEREOF AND EXCEPT THAT PART OF BLOCK 3 WHICH LIES EASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF BLOCK 3, SAID POINT BEING 400.0 FEET EAST OF THE NORTH WEST CORNER OF SAID BLOCK 3, TO A POINT IN THE WEST LINE OF BLOCK 4, SAID POINT BEING 16.08 FEET SOUTH OF THE NORTH WEST CORNER OF BLOCK 4) ALL IN HARLEM SIXTY THIRD RESUBDIVISION IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS

BLOCK 3 (EXCEPT THE WEST 17 FEET TAKEN FOR HARLEM AVENUE AND THE EAST 125.0 FEET THEREOF, MEASURED ON THE NORTH LINE OF BLOCK 3 AND EXCEPT THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF BLOCK 3, TO A POINT IN THE WEST LINE OF BLOCK 4, SAID POINT BEING 16.08 FEET SOUTH OF THE NORTH WEST CORNER OF BLOCK 4 ALL IN HARLEM SIXTY THIRD RESUBDIVISION IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE ABOVE PARCELS ARE ALSO KNOWN AS: THAT PART OF BLOCKS 3, 4, 15 AND 16 ALL IN HARLEM SIXTY THIRD RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 15 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF WEST 60TH, STREET AS SHOWN ON HARLEM SIXTY THIRD RESUBDIVISION 725.53 FEET TO THE EAST LINE OF SOUTH HARLEM AVENUE AS WIDENED; THENCE NORTH 00 DEGREES 07 MINUTES 14 SECONDS EAST ALONG SAID EAST LINE 293.69 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTH 89 DEGREES 30 MINUTES 49 SECONDS EAST ALONG SAID SOUTH LINE 725.92 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 15 EXTENDED NORTH; THENCE SOUTH 00 DEGREES 11 MINUTES 45 SECONDS WEST ALONG SAID EAST LINE 287.52 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 19-18-301-022-0000
 19-18-301-023-0000
 19-18-301-020-0000
 19-18-301-015-0000
 19-18-301-016-0000

Commonly known as: 5959 South Harlem Avenue, Chicago, Illinois 60638

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the second half of 2021 and 2022, and subsequent years, a lien not yet due and payable.
2. Terms and provisions of Environmental No Further Remediation Letter recorded November 10, 2011 as Document No. 1131444002. (Affects all parcels)
3. The fact, as disclosed by that certain document or documents recorded November 10, 2011 as Document No. 1131444002 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land. (Affects all parcels)
4. Rights of way for switch tracks or spur tracks and right of the railroad company to the use, operation, maintenance and repair of same.
5. Rights of tenants, as tenants only, under unrecorded leases with no rights of first refusal or options to purchase.
6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Kevin C. Smith for GRS Group on April 14, 2022, last revised May 20, 2022, designated 12534:
 - (A) Railroad switch tracks and spur tracks located on the Land.
 - (B) Overhead wires without the benefit of an easement.

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REAL ESTATE TRANSFER TAX

07-Jun-2022



CHICAGO:	82,050.00
CTA:	32,820.00
TOTAL:	114,870.00 *

19-18-301-022-0000 | 20220501626958 | 1-757-569-104

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

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REAL ESTATE TRANSFER TAX

07-Jun-2022



COUNTY:	5,470.00
ILLINOIS:	10,940.00
TOTAL:	16,410.00

19-18-301-022-0000

20220501626958

1-720-148-048

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