

# UNOFFICIAL COPY



Doc# 2215822034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2022 11:33 AM PG: 1 OF 8

**PREPARED BY:**

JOSEPH P. RANSOM, ESQ  
LITWIN KACH LLP  
200 N. LASALLE ST, SUITE 1530  
CHICAGO, IL 60601

**WHEN RECORDED MAIL TO:**

FIDELITY NATIONAL TITLE CO – NCS DIV  
ONE EAST WASHINGTON STREET, SUITE 450  
PHOENIX, AZ 85004  
ATTN: KELLI VOS  
(602)343-7572

**TITLE NO.:** 22004662DK

**ESCROW NO.:** Z2241869-KJV

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.**

**DOCUMENT TO BE RECORDED:**

**SPECIAL WARRANTY DEED**

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## SPECIAL WARRANTY DEED

This instrument was prepared by:  
 Joseph P. Ransom, Esq.  
 Litwin Kach LLP  
 200 N. LaSalle St., Suite 1550  
 Chicago, IL 60601

Recording requested by, and  
 After recording return to:

VEREIT REAL ESTATE, L.P.  
 ATTN: LEGAL DEPARTMENT  
 11995 EL CAMINO REAL  
 SAN DIEGO, CA 92130

STATE OF ILLINOIS

§  
§  
§  
§  
§

KNOW ALL BY THESE PRESENTS:

COUNTY OF COOK


THAT, EPC SOUTH 1600 LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned by VEREIT REAL ESTATE, L.P., a Delaware limited partnership ("**Grantee**"), whose mailing address is 11995 El Camino Real, San Diego, CA 92130, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with

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all improvements situated thereon, all sewer and wastewater discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights allocated or reserved thereto, all development rights with respect thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real estate (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively, as the "Property"); subject, however to those matters described on Exhibit "B," attached hereto and made a part hereof for all purposes, but only to the extent that the same are valid and subsisting and affect or relate to the Property.



TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

[Signature page to follow]

REAL ESTATE TRANSFER TAX		07-Jun-2022
	CHICAGO:	44,715.00
	CTA:	17,886.00
	<b>TOTAL:</b>	<b>62,601.00 *</b>

17-21-401-001-0000 | 20220501614220 | 1-546-051-664

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

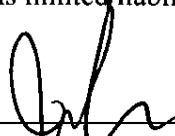
REAL ESTATE TRANSFER TAX		07-Jun-2022
		COUNTY: 2,981.00
		ILLINOIS: 5,962.00
		<b>TOTAL: 8,943.00</b>
17-21-401-001-0000		20220501614220   1-603-756-112

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EXECUTED this 20th day of May, 2022.

**GRANTOR:**

EPC SOUTH 1600 LLC,  
an Illinois limited liability company

By: 

Name: James A. Lustman

Title: Manager


Property of Cook County Clerk's Office

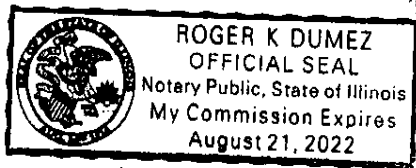
(ACKNOWLEDGMENT)

STATE OF ILLINOIS §  
  § SS.  
COUNTY OF COOK §

On MAY 17 2022, before me personally appeared James A. Lustman, personally known to me to be the person who executed the foregoing instrument as the Manager of EPC SOUTH 1600 LLC, an Illinois limited liability company, and acknowledged to me that s/he executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation.

WITNESS my hand and official seal.

  
Notary Public



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## Exhibit A to Special Warranty Deed

### Legal Description

**PARCEL 1:** LOT 1 AND LOT 2 AND THE NORTH 26.41 FEET OF LOT 3 IN BLOCK 2 OF CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

LOTS 1 AND 2 IN BLOCK 2 OF CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 AND 2 AND THE NORTH 1.15 FEET OF LOTS 3 AND 4 IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 IN SAID BLOCK 2 OF CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL BEING IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** EASEMENTS APPURTINANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE ACCESS AND PARKING EASEMENT AGREEMENT DATED SEPTEMBER 14, 2012, AND RECORDED SEPTEMBER 19, 2012, AS DOCUMENT NO. 1226316063, FOR INGRESS, EGRESS AND PARKING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1600 S. DEARBORN STREET, CHICAGO, ILLINOIS 60616

PERMANENT INDEX NUMBERS: 17-21-401-001-0000 and 17-21-401-019-0000

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

1. Taxes for the years 2021 (2<sup>nd</sup> installment) and 2022.
2. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement.  
Rights of the adjoining owner or owners to the concurrent use of said easement.
3. Leasehold interest of Roundy's Supermarkets Inc., as Tenant under and by virtue of an unrecorded lease demising the land for a period beginning May 22, 2015, and of those claiming by, through or under said tenant.
4. The following matters, as disclosed by the survey dated January 16, 2017, made by IG Consulting, Inc., and known as Project No. 16070:
  - (a) Apparent easements for public utilities and drainage serving the Land, as evidenced by the gas valves, manholes, and catch basins located on the Land, together with the right of access and entry thereto for purposes of maintenance, repair, or replacement.
  - (b) Encroachment of the concrete walk and curb located on the South end of the Land onto the property South and adjoining by varying amounts up to 0.24 feet

County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS    }  
   } SS  
 COUNTY OF COOK       }

James A. Lustman, as Manager of EPC South 1600 LLC, an Illinois  
limited liability ("Company"), being duly sworn on oath, states that Company resides  
 at 4501 W 42nd Place (Ann Lurie Place) Chicago IL 60632. That the attached deed is not in  
 violation of 765 ILCS 205/1 for one of the following reasons:


- [1.] Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
 OR  
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
  3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
  6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
  8. Conveyances made to correct legal descriptions in prior conveyances.
  9. The sale or exchange of parcels or tracts of land existing on the date of the an endatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Company  
 Affiant further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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**EPC South 1600 LLC,**  
an Illinois limited liability company

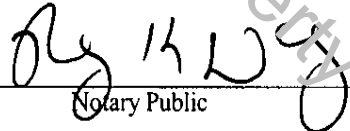
By:  \_\_\_\_\_

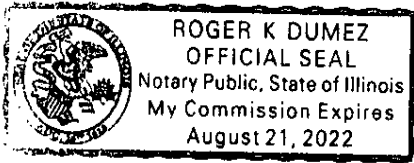
Name: James A. Lustman

Title: Manager

SUBSCRIBED AND SWORN TO before me

this 17 day of May, 2022.

  
\_\_\_\_\_  
Notary Public



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