



2215908026

Doc# 2215908026 Fee \$88.00

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2022 01:15 PM PG: 1 OF 5

36 WEST 95TH STREET LLC
P.O. Box 100843
Fort Worth, Texas 76185

MAIL TAX STATEMENTS TO:

36 WEST 95TH STREET LLC
P.O. Box 100843
Fort Worth, Texas 76185

SPECIAL WARRANTY DEED

STATE OF ILLINOIS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

Effective as May 6, 2022 ("Effective Date"), NLD CHICAGO LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto 36 WEST 95TH STREET LLC, a Delaware limited liability company ("Grantee"), the tract or parcel of land in Cook County, Illinois, described in Exhibit A, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "Property").

1 of 2

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to the matters described in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, 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 title to the Property unto the said 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, subject to the Permitted Exceptions.

Grantee's address is: 1000 Forest Park Avenue, Suite 401, Fort Worth, Texas 76110.

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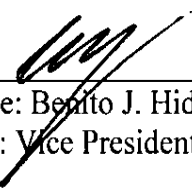
UNOFFICIAL COPY

EXECUTED as of the Effective Date.

GRANTOR:

NLD CHICAGO LLC,
a Texas limited liability company

By: NLD Holdings, LLC,
a Texas limited liability company,
its sole member

By: 
Name: Benito J. Hidalgo
Title: Vice President

Property of Cook County Clerk's Office

STATE OF TEXAS

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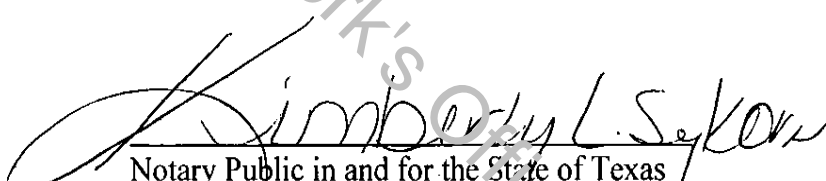
COUNTY OF TARRANT

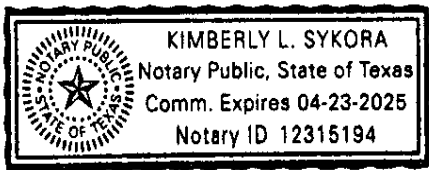
This instrument was acknowledged before me on May 5th, 2022, by Benito J. Hidalgo, Vice President of NLD HOLDINGS, LLC a Texas limited liability company, as Sole Member of NLD CHICAGO LLC, a Texas limited liability company, on behalf of said limited liability companies.

[S E A L]

My Commission Expires:

04-23-2025


Notary Public in and for the State of Texas
Kimberly L. Sykora
Notary's Printed Name



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EXHIBIT A

Description of the Property

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 9 IN FREDERICK H. BARTLETT'S WENTWORTH AVENUE 95TH STREET SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PORTION OF SAID LOTS LYING SOUTH OF A LINE 54 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4), IN COOK COUNTY, ILLINOIS.



PIN: 25-04-414-015-0000; 25-04-414-016-0000; 25-04-414-017-0000;
25-04-414-018-0000; 25-04-414-042-0000

Property Address: 25 West 95th Street, Chicago, Illinois 60628

REAL ESTATE TRANSFER TAX	08-Jun-2022
	CHICAGO: 22,428.75
	CTA: 8,971.50
	TOTAL: 31,400.25 *

25-04-414-015-0000 | 20220501606151 | 0-147-787-856

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

REAL ESTATE TRANSFER TAX	08-Jun-2022
	COUNTY: 1,495.25
	ILLINOIS: 2,990.50
	TOTAL: 4,485.75

25-04-414-015-0000 | 20220501606151 | 0-022-843-472

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EXHIBIT B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2021, 2ND INSTALLMENT, 2022 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. A GROUND LEASE AS CREATED BY THAT CERTAIN LEASE DATED MARCH 1, 2001, EXECUTED BY MOHAMMED RAWOOF AND RAHEDMUNISA RAWOOF, AS LESSOR, AND MCDONALD'S CORPORATION AS LESSEE, AS REFERENCED IN THE DOCUMENT ENTITLED MEMORANDUM OF LEASE WHICH WAS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020918708, FOR THE TERM UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE.

SUPPLEMENT TO LEASE DATED MAY 6, 2003 IS A SUPPLEMENT TO A LEASE DATED SEPTEMBER 29, 2002 BETWEEN MOHAMMED RAWOOF AND RAHEDMUNISA RAWOOF, LANDLORD, AND MCDONALD'S CORPORATION, AS TENANT RECORDED JULY 23, 2003 AS DOCUMENT NUMBER 0320410037.

MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE DATED APRIL 23, 2021 AND RECORDED ON MAY 12, 2021 AS DOCUMENT NUMBER 2113234059.

3. COVENANTS AND RESTRICTIONS RELATING TO COST OF BUILDING TO BE ERECTED ON THE LAND CONTAINED IN THE DEED RECORDED JULY 25, 1914 AS DOCUMENT NUMBER 5464470, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
4. COVENANTS AND RESTRICTIONS RELATING TO COST OF BUILDING TO BE ERECTED ON THE LAND CONTAINED IN THE DEED RECORDED FEBRUARY 16, 1921 AS DOCUMENT NUMBER 7061748 AND ALSO CONTAINED IN THE DEED RECORDED OCTOBER 16, 1914 AS DOCUMENT NUMBER 5513447, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
5. ENVIRONMENTAL LAND USE CONTROL DATED OCTOBER 10, 2002, EXECUTED BY MOHAMMED RAWOOF, OWNER, AND BP PRODUCTS NORTH AMERICA INC., F/K/A AMOCO OIL COMPANY, A MARYLAND CORPORATION (BP) AS LESSEE, IN THE DOCUMENT ENTITLED ENVIRONMENTAL LAND USE CONTROL WHICH WAS RECORDED OCTOBER 3, 2003 AS DOCUMENT NUMBER 0030330748 SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT.
6. PERPETUAL EASEMENT FOR THE PURPOSES OF A PUBLIC HIGHWAY IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, OF THE STATE OF ILLINOIS, AS SET FORTH IN THE ORDER VESTING TITLE ENTERED JANUARY 7, 1999 IN CONDEMNATION CASE NUMBER 98L50655, A COPY OF WHICH WAS RECORDED MARCH 16, 1999 AS DOCUMENT NUMBER 99252422, AND ALSO

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SET FORTH IN THE FINAL JUDGMENT ORDER AND ORDER OF SATISFACTION OF JUDGMENT ENTERED OCTOBER 25, 1999 IN SAID CASE NO. 98L50655, A COPY OF WHICH WAS RECORDED OCTOBER 26, 1999 AS DOCUMENT NUMBER 09007675, OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOTS 5 AND 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 21 FEET OF SAID LOTS 5 AND 6 WITH THE EAST LINE OF SAID LOT 5; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, ALONG SAID NORTH LINE OF THE SOUTH 21 FEET OF LOTS 5 AND 6, A DISTANCE OF 9.40 METERS (30.84 FEET); THENCE NORTH 41 DEGREES 14 MINUTES 50 SECONDS EAST 14.258 METERS (46.78 FEET) TO SAID EAST LINE OF LOT 5; THENCE SOUTH 0 DEGREES 00 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE OF LOT 5, A DISTANCE OF 10.720 METERS (35.17 FEET) TO THE POINT OF BEGINNING, AS SHOWN ON SURVEY PREPARED BY JONATHAN D. SPINAZZOLA (RPS 3868) (PROJECT NO. M21053) LAST REVISED APRIL 12, 2021.