



2223710169D

Doc# 2223710169 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2022 03:51 PM PG: 1 OF 6

This instrument prepared by:
Neal Gerber & Eisenberg LLP
2 N LaSalle Street, Suite 1700
Chicago, IL 60602
Attn: Douglas M. Ellis, Esq.

After recording return to:
Greenberg Traurig, LLP
77 West Wacker Drive
Suite 3100
Chicago, IL 60601
Attn: Michael J. Baum

Send future tax bills to:
CR Cicero, LLC
c/o Continental Realty Corporation
Attn: Accounting Department
1427 Clarkview Road, Ste 500
Baltimore, MD 21209

Cmmt. No. 1114086-3

SPECIAL WARRANTY DEED

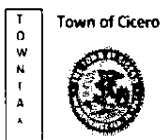
For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, DIMUCCI DEVELOPMENT CORPORATION OF CICERO, an Illinois corporation ("Grantor"), having an address of 285 West Dundee Road, Palatine, Illinois 60074, does hereby grant, bargain, sell, transfer and convey to CR CICERO, LLC, an Illinois limited liability company ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois, together with all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property and owned by Grantor and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments appurtenant thereto and all right, title and interest of Grantor in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Property or any of it:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on EXHIBIT B attached hereto and by this reference made a part hereof.

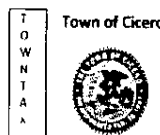
TO HAVE AND TO HOLD the Property aforesaid together with all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property and owned by Grantor and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments thereto belonging or

34017210.7



Address: 2827 S CICERO AVE
Date: 08/24/2022
Stamp #: 2022-9017
By: mjohnson

Real Estate Transfer Tax
\$11,597.00
Payment Type: Check
Compliance #:
2022-2CG3R20B



Address: 2803 S CICERO AVE
Date: 08/24/2022
Stamp #: 2022-9014
By: mjohnson

Real Estate Transfer Tax
\$105,879.00
Payment Type: Check
Compliance #:
2022-1RRH26ZB

UNOFFICIAL COPY

in any wise appertaining unto Grantee and unto Grantee's successors and assigns forever, Grantor hereby covenanting that the Property is free and clear from any encumbrances done or suffered by Grantor other than the permitted exceptions on Exhibit B; and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

[signature page follows]

Property of Cook County Clerk's Office

T O W N C I C E R O	Town of Cicero	Address: 2601 S CICEHO AVE	Real Estate Transfer Tax
		Date: 08/24/2022	\$132,353.00
		Stamp #: 2022-9012	Payment Type: Check
		By: mjohson	Compliance #:
			2022-XZSCBTNC

T O W N C I C E R O	Town of Cicero	Address: 2823 S CICEHO AVE	Real Estate Transfer Tax
		Date: 08/24/2022	\$10,467.00
		Stamp #: 2022-9015	Payment Type: Check
		By: mjohson	Compliance #:
			2022-DSHQKLB

T O W N C I C E R O	Town of Cicero	Address: 2625 S CICEHO AVE	Real Estate Transfer Tax
		Date: 08/24/2022	\$35,373.00
		Stamp #: 2022-9013	Payment Type: Check
		By: mjohson	Compliance #:
			2022-49NXRL4C

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE WEST 948.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING: THE NORTH 33.0 FEET THEREOF; AND THE WEST 33.0 FEET THEREOF; AND THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR THE WIDENING OF SOUTH CICERO AVENUE AND WEST 26TH STREET PER DOCUMENT NO. 18070199 RECORDED JANUARY 25, 1961, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 25, 1997 AS DOCUMENT 974757471.

ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS BY TRUSTEE'S DEED RECORDED AS DOCUMENT 98211944.

Property Address: 2601, 2625, 2803, 2873 and 2827 S. Cicero Avenue, Cicero, Illinois

Property Index Numbers: 16-27-300-008-0000; 16-27-300-009-0000; 16-27-300-010-0000;
16-27-300-011-0000; 16-27-300-012-0000

REAL ESTATE TRANSFER TAX

23-Aug-2022



COUNTY:	14,783.50
ILLINOIS:	29,567.00
TOTAL:	44,350.50

16-27-300-008-0000

| 20220801696525 | 1-731-643-984

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the second installment of calendar year 2021 and subsequent years, a lien not yet due and payable.
2. Easement with Covenants and Restrictions Affecting Land made by and between DIMUCCI DEVELOPMENT CORPORATION OF CICERO, an Illinois corporation, WAL-MART STORES, INC., a Delaware corporation and HOME DEPOT, INC., a Delaware corporation recorded March 08, 1995 as document 95156469, as amended by First Amendment to Easement with Covenants and Restrictions Affecting Land, recorded February 7, 1996 as document 96105547.
3. Cross Access Easement made by and between DIMUCCI DEVELOPMENT CORPORATION OF CICERO, an Illinois corporation, WAL-MART STORES, INC., a Delaware corporation, HOME DEPOT, INC., a Delaware corporation and DIMUCCI DEVELOPMENT CORPORATION OF CICERO II, an Illinois corporation, recorded March 9, 1995 as document 95158268 as amended by Amendment to Cross Access Easement recorded September 20, 1996 as document 96723368.
4. Grant of Permanent Easement to the State of Illinois for traffic information signs, recorded January 25, 1961 as document 18070203.
5. Grant of Easement in favor of Commonwealth Edison and Illinois Bell Telephone Company, recorded December 29, 1989 as document 89622203.
6. Grant of Easement in favor of Commonwealth Edison and Illinois Bell Telephone Company, recorded December 29, 1989 as document 89622227.
7. Grant of Easement in favor of Commonwealth Edison and Illinois Bell Telephone Company, recorded October 17, 1994 as document 94888448.
8. Easement in favor of Northern Illinois Gas Company created by Easement Agreement recorded June 20, 1995 as document 95396615, as amended by Amendment to Grant of Easement recorded September 28, 2009 as document 0927122005.
9. Matters disclosed by Plat of Highways State of Illinois Department of Transportation FAU 3542 (Ogden Avenue), recorded March 2, 2000 as document 00154963.
10. Terms, provisions and conditions contained in Lease by and between DIMUCCI DEVELOPMENT CORPORATION, Lessor, and WAL-MART STORES, INC., Lessee, dated November 1, 1993 as disclosed by a Short Form Lease recorded March 28, 1995 as document 95208424, 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. First Amendment to Short Form Lease recorded May 3, 1995 as document 95292359. Third Amendment to Lease Agreement recorded

UNOFFICIAL COPY

January 17, 1996 as document 96043978. Fourth Amendment to Lease Agreement recorded April 4, 1996 as document 96258419.

11. Terms, provisions and conditions contained in Lease by and between DIMUCCI DEVELOPMENT CORPORATION OF CICERO, an Illinois corporation, Lessor, and McDONALD'S CORPORATION, a Delaware corporation, Lessee, dated July 17, 1995 as disclosed by a Memorandum of Lease recorded July 25, 1995 as document 95461121, 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. Supplement to Lease recorded August 22, 1996 as document 96647135.

12. Covenant not to Compete made by and between DIMUCCI DEVELOPMENT CORPORATION OF CICERO, an Illinois corporation and McDONALD'S CORPORATION, a Delaware corporation, recorded July 17, 1995 as document 95461122.

13. Terms, provisions and conditions contained in Lease by and between DIMUCCI DEVELOPMENT CORPORATION OF CICERO, an Illinois corporation, Lessor, and HOME DEPOT U.S.A., INC. a Delaware corporation, Lessee, dated November 4, 1993 as disclosed by a Memorandum of Lease recorded January 3, 1996 as document 96005990, 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. First Amendment to Memorandum of Lease recorded May 18, 2015 as document 1513844086.

14. Terms, provisions and conditions contained in Lease by and between DIMUCCI DEVELOPMENT CORPORATION OF CICERO, an Illinois corporation, Lessor, and Kentucky Fried Chicken of California, Inc., a Delaware corporation, Lessee, dated November as disclosed by a Memorandum of Lease recorded November 8, 1996 as document 96858333, 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. Assignment and Assumption of Lease made by KFC Corporation to Apex Brands Chicago, LLC, recorded April 4, 2012 as document 1209516054. Assignment and Assumption of Lease made by Ampex Brands Chicago, LLC, f/k/a Apex Brands Chicago, LLC a Delaware limited liability company to Eddies Restaurant Company, an Illinois corporation, recorded May 2, 2016 as document 1612356158. Consent to Assignment and Agreement Regarding Future Consents recorded October 16, 2017 as document 1728941151.

15. Terms, provisions and conditions contained in Lease by and between DiMucci Development Corporation of Cicero, an Illinois corporation; Eddies Restaurant Company, an Illinois corporation, Lessor, and FQSR, LLC a Delaware limited liability company, Lessee, dated September 25, 2017 as disclosed by a Memorandum of Lease recorded October 16, 2017 as document 1728941152, 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.

16. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

17. Existing unrecorded leases.