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2295T196067 SK

WARRANTY DEED Statutory (ILLINOIS)



Doc# 2236313112 Fee \$67.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2022 02:36 PM PG: 1 OF 9

THE GRANTOR, **KENWOOD PORTFOLIO LLC**, a Delaware limited liability company, having an office at 231 S. East 51st St., Chicago, IL 60615 for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, does hereby CONVEY and WARRANT to THE GRANTEE, **KCB DAEDALUS INVESTMENT GROUP JV, LLC**, a Delaware limited liability company, having an office at 1142 W. Madison St., Suite 402, Chicago, IL 60607 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

Permanent Real Estate Index Number:

20-02-311-011-0000; 20-11-102-006-0000; 20-11-101-015-0000; 20-02-107-001-0000; 20-02-107-002-0000; 20-02-311-007-0000; 20-02-315-007-0000; 20-02-309-007-0000; 20-02-309-008-0000; 20-02-309-009-0000

Address of Real Estate:

4500-06 S. Drexel Blvd, Chicago, IL 60653;
4737-39 S. Ingleside Ave., Chicago, IL 60615;
4746-48 S. Ingleside Ave., Chicago, IL 60615;
4001-13 S. Ellis Ave., Chicago, IL 60653;
811 E. 46th St., Chicago, IL 60653;
4547 S. Cottage Grove Ave., Chicago, IL 60653; and
4431-37 S. Greenwood Ave., Chicago, IL 60653

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, thereof, except and all the estate, right, title, interest, claim, beneficial easements, hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, by, through or under it, anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged; and that it WILL WARRANT AND FOREVER DEFEND, subject to those matters described on Exhibit "B" attached hereto and made a part hereof and to covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of conveyance.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever. This is not a Homestead Property.

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Mail To:

Lina Aukstuolis Milko
1142 W. Madison St., Suite 402
Chicago IL 60607

Send Subsequent Tax Bills To:

KCB Daedalus Investment Group JV, LLC
1142 W. Madison St., Suite 402
Chicago, IL 60607

This instrument was prepared by Eliyahu Morgenstern, PreroLaw, P.C., 8424 Skokie Blvd., #200, Skokie, IL 60077

[Signatures on Following Page]

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Exhibit "A" Legal Description

LOT 1 AND NORTH 18.00 FEET OF LOT 2 IN HAINES, SIDNEY & LAYTON'S RESUBDIVISION OF BLOCK 6 OF WALKER & STINSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Permanent Real Estate Index Number (PIN): 20-02-311-011-0000
Commonly known as: 4500-06 S Drexel Blvd, Chicago, IL 60653

LOTS 33 AND 34 IN BLOCK 2 IN SHERMAN T. COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Permanent Real Estate Index Number (PIN): 20-11-102-006-0000
Commonly known as: 4737-39 S. Ingleside Ave., Chicago, IL 60615

LOTS 29 AND 30 IN BLOCK 1 IN SHERMAN T. COOPER'S DREXEL BLVD ADDITION TO CHICAGO IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Permanent Real Estate Index Number (PIN): 20-11-101-015-0000
Commonly known as: 4746-48 S Ingleside Ave., Chicago, IL 60615

THE NORTH 41 FEET OF LOT 29 AND ALL OF LOTS 30 AND 31 IN BLOCK 13 IN CLEAVERVILLE, BEING THE NORTH PART OF FRACTIONAL SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 AND THE SOUTH PART OF FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

LOT 28 AND THE SOUTH 9 FEET OF LOT 29 IN BLOCK 13 IN CLEAVERVILLE, BEING THE NORTH PART OF FRACTIONAL SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 AND THE SOUTH FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN): 20-02-107-001-0000; 20-02-107-002-0000
Commonly known as: 4001-13 S. Ellis Ave., Chicago, IL 60653

LOTS 30, 31, 32, 33 AND 34 IN RESUBDIVISION OF BLOCK 7 OF WALKER & STINSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Permanent Real Estate Index Number (PIN): 20-02-315-007-0000
Commonly known as: 811 E. 46th St., Chicago, IL 60653

LOT 17 IN HAINES, SIDNEY AND LAYTON'S SUBDIVISION OF BLOCK 6 OF WALKER AND STINSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN): 20-02-311-007-0000
Commonly known as: 4547 S. Cottage Grove Ave., Chicago, IL 60653

LOT 3 IN WILLIAM D. EWART'S SUBDIVISION OF LOTS 10, 11, 12 AND 13 INCLUDING THE VACATED ALLEY LYING WEST AND SOUTH OF SAID LOT 13 (EXCEPT THE EAST 16.00 FEET OF LOT 13 DEDICATED FOR ALLEY) OF BLISS AND WAITT'S SUBDIVISION OF THAT PART LYING WEST OF HYDE PARK AVENUE OF THE NORTH 1/2 OF BLOCK 4 IN THE SUBDIVISION OF E. K. HUBBARD'S EXECUTORS' OF THE EAST 1/2 OF

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THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 15 AND 16 IN MEDILL'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 4 (EXCEPT THE NORTH 16.5 FEET THEREOF) IN A SUBDIVISION BY EXECUTORS' OF E. K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN):

20-02-309-007-0000; 20-02-309-008-0000; 20-02-309-009-0000

Commonly known as:

4431-4437 S. Greenwood Ave., Chicago, IL 60653

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Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Terms, provisions and conditions contained in the Regulatory Agreements executed by and between the City of Chicago, by and through its Department of Housing and TWG Funding XXIII LLC and TWG Kedzie LLC, recorded July 24, 2007 as Document 0720503122 and recorded December 12, 2007 as Document 0734660006.
4. Building line 35.00 feet West of East line of Land established by Agreement between Siegmund Guthmann, Helen F. Fish and Others dated April 14, 1891 and recorded September 21, 1891 as Document 1539270.
5. Rights only of residential tenants in possession pursuant to prior written unrecorded leases with terms of two (2) years or less with no options to purchase or rights of first refusal. (affects Parcel 1)
6. Encroachment of the 4 story brick building located mainly on the land onto the property lying South and adjoining by approximately 0.18 as referenced on survey prepared by More Consulting LLC, Order No. 202261, dated October 30, 2022.
7. Encroachment of the iron fence located mainly on the land onto the property lying East and adjoining by approximately 0.44 as referenced on survey prepared by More Consulting LLC, Order No. 202261, dated October 30, 2022.
8. Encroachment of the 3 story brick apartment building w/ basement located mainly on the Land onto the property South and adjoining by approximately 0.10 to 0.18 as referenced on survey prepared by More Consulting LLC, Order No. 202261, dated October 30, 2022.
9. Terms, provisions and limitations contained in Urban Renewal Ordinance, a copy of which was recorded August 8, 1961 as document 18240483.
10. A 6 foot building line along the West line as shown on the Plat of said Subdivision recorded as Document No. 5417119.
11. Violation of the 6 foot building line as referenced on survey prepared by More Consulting LLC, Order No. 202262, dated November 11, 2022. Endorsement approved
12. Rights of utility companies to maintain overhead wires and manholes as referenced on survey prepared by More Consulting LLC, Order No. 202262, dated November 11, 2022.
13. Terms and provisions of Regulatory Agreement dated January 31, 1997 and recorded January 31, 1997 as document number 97073515 by and between the City of Chicago, Illinois and KRMB limited partnership relating to use, occupancy and character of the improvements on the land; and restricting the sale, transfer or the disposition of the project as herein defined.
Mortgage Subordination recorded November 18, 2020 as Document No. 2032317017.
14. Terms and provisions of Regulatory and Land Use Restriction Agreement dated January 31, 1997 and recorded January 31, 1997 as document number 97073517 by and between KRMB limited partnership and the Illinois housing development authority relating to use, occupancy and character of the improvements on the land; and restricting the sale, transfer or the disposition of the project as herein defined. Agreement and Assignment and Assumption recorded November 18, 2020 as Document No. 2032317014.
15. Rights of public utility and quasi public utility companies, if any, to maintain the following as referenced on survey prepared by More Consulting LLC, Order No. 202265, dated November 11, 2022
Manholes on the East and West lines of the Land. Illinois Bell Telephone and Cable service equipment along the South line of the Land.
16. Encroachment of the concrete steps located mainly on the land onto the property lying North and adjoining as referenced on survey prepared by More Consulting LLC, Order No. 202263, dated November 11, 2022.
17. Encroachment of the fence located mainly on the land onto the land lying West and adjoining as referenced on survey prepared by More Consulting LLC, Order No. 202263, dated November 11, 2022.
18. Encroachment of the 3 story building located mainly on the land onto the property lying West and adjoining as referenced on survey prepared by More Consulting LLC, Order no. 202265, dated November 11, 2022.
19. Rights of utility companies to maintain overhead wires and manholes as referenced on survey prepared by More Consulting LLC, Order no. 202265, dated November 11, 2022.

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20. Encroachment of the iron fence located mainly on the land onto the property lying North and adjoining and East and adjoining as referenced on survey prepared by More Consulting LLC, Order no. 202265, dated November 11, 2022.
21. Rights of utility companies to maintain catch basins and overhead wires as referenced on survey prepared by More Consulting LLC, Order No. 202267, dated November 11, 2022.
22. Encroachment of the fence located mainly on the land onto the property lying South and adjoining as referenced on survey prepared by More Consulting LLC, Order No. 202267, dated November 11, 2022.
23. Terms, provisions, and conditions of the consent decree and agreed order of dismissal, entered in case no. 06m1401309, made by City of Chicago, a municipal corporation against KRMB Ltd Partnership, I. P. And others recorded January 11, 2007 as document 0701141080.
24. Encroachment of the building located mainly on the land onto the property lying North and adjoining by approximately 0.02 as referenced on survey prepared by More Consulting LLC, Order No. 202268, dated November 11, 2022.
25. Encroachment of the iron fence onto the property lying West and adjoining as referenced on survey prepared by More Consulting LLC, Order No. 202268, dated November 11, 2022.
26. Rights of utility companies to maintain overhead wires, catch basins and manholes as referenced on survey prepared by More Consulting LLC, Order No. 202268, dated November 11, 2022.
27. Terms, Provisions and conditions contained in the Ordinance recorded December 26, 2017 as Document Number 1736042015 regarding Special Service Area No. 47.
28. Terms, provisions and conditions of the Regulatory Agreement executed by and between the City of Chicago, Illinois, by and through its Department of Housing and SSG Limited Partnership, an Illinois limited partnership, recorded September 25, 1992 as Document 92715962. Terms and provisions contained in Regulatory Agreement recorded December 12, 2007 as Document Number 0734660008 made by and between TWG Funding XXII LLC and the City of Chicago Department of Housing.
 Terms, provisions and conditions of the Regulatory Agreement executed by and between the City of Chicago, Illinois, by and through its Department of Housing and SSG Limited Partnership, an Illinois limited partnership, recorded September 25, 1992 as Document 92715962. Assumption recorded May 18, 2006 as Document 0613812170 made by the City of Chicago to TWG Funding XXII LLC, an Illinois limited liability company.
 Assignment & Assumption Agreement recorded November 18, 2020 as Document No. 2032317012. Assignment & Assumption Agreement recorded November 18, 2020 as Document No. 2032317013. Terms, provisions and conditions of the recorded Second Regulatory Agreement executed May 18, 2006 made by TWG Funding XXII LLC, an Illinois LLC and between the City of Chicago, Illinois, by and through its Department of Housing as disclosed by Assumption recorded May 18, 2006 as Document 0613812170 made by the City of Chicago to TWG Funding XXII LLC, an Illinois limited liability company.
 (For further particulars, see record.)
29. Terms, provisions and conditions of the Regulatory and Land Use Restriction Agreement executed by and between the Illinois Housing Development Authority and SSG Limited, recorded September 25, 1992 as Document Number 92715966.
 Assignment to TWG Funding XXII LLC by instrument recorded November 1, 2006 as Document 0630539077.
30. Encroachment of the building located mainly on the land onto the property lying North and adjoining by approximately 0.02 as referenced on survey prepared by More Consulting LLC, Order No. 202268, dated November 11, 2022.
31. Encroachment of the building located mainly on the land onto the property lying North and adjoining by approximately 0.02 as referenced on survey prepared by More Consulting LLC, Order No. 202268, dated November 11, 2022.
32. Rights of utility companies to maintain overhead wires, catch basins and manholes as referenced on survey prepared by More Consulting LLC, Order No. 202268, dated November 11, 2022.
33. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
34. A pending court action as disclosed by a recorded notice, City of Chicago, plaintiff, Kenwood Portfolio LLC; Federal National Mortgage Association; Wolcott Real Property; Unknown owners and non-record claimants, defendant, Cook, County, case no. 21M1 401754, nature of action Building Violation. Lis Pendens, recorded on February 9, 2022 as Document No. 2204008148.

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CHICAGO:	202,500.00
CTA:	81,000.00
TOTAL:	283,500.00 *

20-02-31-011-0000 | 20221101694673 | 2-086-886-736

Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

20-Dec-2022



COUNTY:	13,500.00
ILLINOIS:	27,000.00
TOTAL:	40,500.00

20-02-311-011-0000

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| 0-493-329-744