

UNOFFICIAL COPY

Prepared by:

PT21-77208
James P. Healy, Jr. 5/8
Brotschul Potts LLC
1 Tower Lane, #2060
Oakbrook Terrace, Illinois 60181



Doc# 2306022042 Fee \$69.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2023 11:32 AM PG: 1 OF 10

and after recording return to:

DLA Piper LLP
444 W. Lake Street, #900
Chicago, Illinois 60606
Attn: Merle Teitelbaum Cowin

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, delivered and effective as of this 27th day of February, 2023, is made by **420 MAY ACQUISITIONS LLC**, **MNL 420 MAY INVESTMENTS LLC**, **MG MAY TRADER LLC**, and **TW MAY TRADER LLC**, each an Illinois limited liability company having an address at 806 N. Peoria, 5th floor, Chicago, Illinois 60642 (each a "Grantor"), to **420 N MAY PROPERTY, LLC**, a Delaware limited liability company, having an address at 2200 Biscayne Boulevard, 6th Floor, Miami, Florida 33137 ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee, all of such Grantor's respective right, title and interest in and to the land described in Exhibit "A" attached hereto and made a part hereof, together with (i) all of such Grantor's respective rights and appurtenances pertaining thereto, including without limitation, all appurtenant easements over any other property and all rights-of-way, development rights, grants, rights, interests, privileges, tenements, hereditaments, and other rights which are appurtenant to said land or in any way appertaining thereto, including, but not limited to, all right, title and interest, if any, of such Grantor in and to any land lying in any street, road or avenue in front of or adjoining said land and in any water, sewer and utility pipes of and facilities in or appurtenant to said land, and (ii) all buildings, improvements, landscaping and fixtures located on said land (or such Grantor's interest therein), in each case owned by Grantor (collectively, the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever. Each Grantor shall warrant and forever defend its aforesaid right, title and interest in and to the Property unto Grantee against the claims of all persons claiming by, through or under such Grantor and/or 420 May Acquisitions LLC, an Illinois limited liability company (but none other), except for claims arising under or by virtue of the matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions"). "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[Signature Page Follows]

PROPER TITLE, LLC

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IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed on the date set forth in the notary acknowledgement below and has delivered it to Grantee as of the day and year first above written.

GRANTOR:

420 MAY ACQUISITIONS LLC,
an Illinois limited liability company

By: _____
Name: Michael Golden
Title: Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

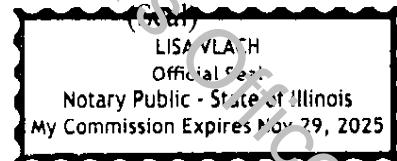
On this 23rd day of February, 2023 before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Michael Golden, to me known, who, being by me duly sworn, did depose and say that he is the Manager of 420 May Acquisitions LLC, an Illinois limited liability company, and that the instrument was signed on behalf of the company, as his voluntary act and the voluntary act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written



Notary Public

My Commission Expires: NOV. 29, 2025



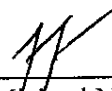
[GRANTORS' SIGNATURES CONTINUE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed on the date set forth in the notary acknowledgement below and has delivered it to Grantee as of the day and year first above written.

GRANTOR:

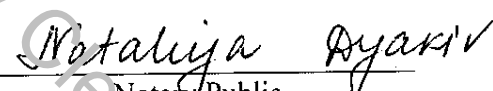
MNL 420 MAY INVESTMENTS LLC,
an Illinois limited liability company

By: 
Name: Michael N. Lerner
Title: Manager

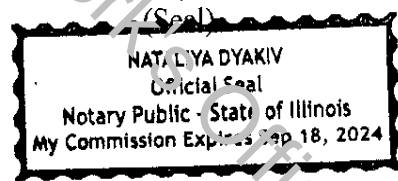
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this 23rd day of February, 2023 before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Michael N. Lerner, to me known, who, being by me duly sworn, did depose and say that he is the Manager of MNL 420 May Investments LLC, an Illinois limited liability company, and that the instrument was signed on behalf of the company, as his voluntary act and the voluntary act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


Notary Public

My Commission Expires: Sep. 18, 2024



[GRANTORS' SIGNATURES CONTINUE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed on the date set forth in the notary acknowledgement below and has delivered it to Grantee as of the day and year first above written.

GRANTOR:

MG MAY TRADER LLC,
an Illinois limited liability company

By: *K. Golden*
Name: Kelly Golden
Title: Manager

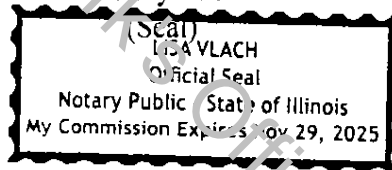
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this 23rd day of February, 2023 before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Kelly Golden, to me known, who, being by me duly sworn, did depose and say that she is the Manager of MG May Trader LLC, an Illinois limited liability company, and that the instrument was signed on behalf of the company, as her voluntary act and the voluntary act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Lisa Vlach
Notary Public

My Commission Expires: Nov. 29, 2025



[GRANTORS' SIGNATURES CONTINUE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed on the date set forth in the notary acknowledgement below and has delivered it to Grantee as of the day and year first above written.

GRANTOR:

TW MAY TRADER LLC,
an Illinois limited liability company

By: *Emily Sachs Wong*
Name: Emily Sachs Wong
Title: Manager

Property of Cook County, Illinois

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

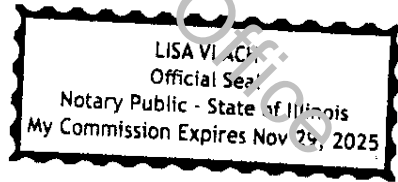
On this 23rd day of February, 2023 before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Emily Sachs Wong, to me known, who, being by me duly sworn, did depose and say that she is the Manager of TW May Trader LLC, an Illinois limited liability company, and that the instrument was signed on behalf of the company, as her voluntary act and the voluntary act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Lisa Vlcek

Notary Public
(Seal)

My Commission Expires: NOV. 29, 2025



MAIL SUBSEQUENT TAX BILLS TO:

420 N May Property, LLC
2200 Biscayne Boulevard
Miami, Florida 33137
Attn: Tax Department

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EXHIBIT "A"

Legal Description

PARCEL 1:

SUB-LOTS 1, 2, 3, 4, 5, AND 6 IN C. J. HULLS SUBDIVISION OF LOTS 4 AND 5 IN BLOCK 8 IN OGDEN ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 15, 16, 17 AND 18 IN THE SUBDIVISION BY THE COMMISSIONERS IN PARTITION IN CASE 23474 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE SOUTHWARD 3 ACRES IN THE SOUTH WEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE PRIVATE ALLEY LYING WEST AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE IN SAID C. J. HULL'S SUBDIVISION AFORESAID, ALSO THE SOUTH 1/2 OF THE EAST AND WEST 18 FOOT VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE, AND SAID NORTH LINE EXTENDED WEST TO THE WEST LINE OF SAID PRIVATE ALLEY, OF AFORESAID LOT 6 IN C. J. HULLS SUBDIVISION, AND THE SOUTH 1/2 OF THE EAST AND WEST 19 FEET VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING AFORESAID LOTS 15, 16, 17 AND 18 IN THE SUBDIVISION BY COMMISSIONERS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF LOTS 1 TO 19 INCLUSIVE IN COLGATE'S RESUBDIVISION OF LOTS 6 TO 14 INCLUSIVE IN THE SUBDIVISION BY THE COMMISSIONERS, IN PARTITION IN CASE 23474 CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE SOUTHWARD 3 ACRES IN THE SOUTH WEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE VACATED ALLEY LYING EAST OF LOTS 9 TO 16 IN THE ABOVE SAID RESUBDIVISION, ALSO THE SOUTH 1/2 OF THE EAST AND WEST 19 FOOT VACATED PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 22 AND 23 IN THE SUBDIVISION BY THE COMMISSIONERS IN PARTITION IN CASE 23474 CIRCUIT COURT OF THE SOUTHWARD 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF AFORESAID EAST AND WEST 19 FOOT VACATED ALLEY AND THE EAST LINE EXTENDED NORTH OF SAID LOT 17 IN COLGATE'S RESUBDIVISION; THENCE WEST ALONG SAID CENTER LINE, AND SAID CENTER LINE EXTENDED WEST, OF EAST AND WEST 19 FOOT VACATED PUBLIC ALLEY TO A POINT IN THE WEST LINE OF LOT 2 IN SAID COLGATE'S RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN SAID COLGATE'S RESUBDIVISION TO A POINT 150.5 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 9 IN SAID COLGATE'S RESUBDIVISION; THENCE SOUTHEASTERLY TO A POINT IN THE SOUTH LINE OF SAID LOT 9, 90 FEET EAST FROM THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9, THE VACATED ALLEY AND LOT 19 IN THE SAID COLGATE'S RESUBDIVISION 69.14 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTH ALONG THE EAST LINE, AND SAID EAST LINE EXTENDS NORTH OF SAID LOTS 19, 18 AND 17 IN SAID RESUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THAT PART OF LOT 3 IN BLOCK 8 IN OGDENS ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A STRAIGHT LINE DRAWN BETWEEN A POINT ON THE EAST LINE OF RACINE AVENUE (FORMERLY NORTH CENTER AVENUE) WHICH IS A DISTANCE OF 101.14 FEET SOUTH OF THE SOUTH LINE OF HUBBARD STREET (FORMERLY AUSTIN AVENUE) AND A POINT ON THE WEST LINE OF MAY STREET WHICH IS A DISTANCE OF 100.97 FEET SOUTH OF THE SAID SOUTH LINE OF HUBBARD STREET, (FORMERLY AUSTIN AVENUE), ALSO THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY ADJACENT TO THE SOUTH LINE OF SAID LOT 3 IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 5 AND LOTS 19 TO 23, BOTH INCLUSIVE, AND THE VACATED NORTH AND SOUTH ALLEY ADJACENT TO THE WEST LINE OF SAID LOT 23 AND ADJACENT TO THE SAID WEST LINE OF LOT 23 PRODUCED SOUTH TO THE CENTER LINE OF THE VACATED EAST AND WEST ALLEY IN THE SUBDIVISION BY THE COMMISSIONERS IN PARTITION CASE NO. 23474 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A STRAIGHT LINE DRAWN BETWEEN A POINT ON THE EAST LINE OF RACINE AVENUE, (FORMERLY NORTH CENTER AVENUE) WHICH IS A DISTANCE OF 101.14 FEET SOUTH OF THE SOUTH LINE OF HUBBARD STREET (FORMERLY AUSTIN AVENUE) AND A POINT ON THE WEST LINE OF MAY STREET WHICH IS A DISTANCE OF 100.97 FEET SOUTH OF THE SAID SOUTH LINE OF HUBBARD STREET (FORMERLY AUSTIN AVENUE), ALSO ALL OF THE NORTH 1/2 OF VACATED EAST AND WEST ALLEY ADJACENT TO THE SOUTH LINE OF SAID LOTS 19 TO 23 IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1, 2, 15 AND 16 IN COLGATE'S RESUBDIVISION OF LOTS 6 TO 15 INCLUSIVE, IN THE CIRCUIT COURT PARTITION OF 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART OF AFORESAID LOTS 2 AND 15 WHICH LIES SOUTH OF THE CENTER LINE PRODUCED WEST OF THE VACATED EAST AND WEST ALLEY WHICH LIES SOUTH OF AND ADJACENT TO LOT 23 IN AFORESAID CIRCUIT COURT PARTITION) IN COOK COUNTY, ILLINOIS.

PIN(s): 17-08-254-004-0000
 17-08-254-011-0000
 17-08-254-012-0000
 17-08-254-014-0000
 17-08-254-017-0000
 17-08-254-018-0000

Commonly known as: 400-420 N. May Street, Chicago, Illinois 60642

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EXHIBIT "B"

Permitted Exceptions

- Those matters disclosed by that certain survey prepared by Robert G. Biedermann of Gremley & Biedermann dated March 25, 2022 as Order No. 2021-29649-001.
- The lien of taxes and assessments for the year 2022, and subsequent years, which are not due as of the date hereof.
- Grant made by Pentagon Pattern and Engineering company, an Illinois corporation, to the Commonwealth Edison Company, its successors and assigns, of a perpetual right and easement, permission and authority to construct, operate, use, maintain, repair, relocate, replace, renew and remove poles, crossarms, wires, cables, conduits and other overhead or underground equipment, or both, for transmission and distribution of electric energy, in, under, over, across and along the land, with the right of ingress and egress for all such purposes, as contained in the Grant recorded January 11, 1971 as Document 21367079.
- Covenants, conditions and restrictions contained in the deed from Chicago and Northwestern Railway Company, a Wisconsin corporation, to Pentagon Pattern and Engineering Company, an Illinois corporation, dated September 14, 1966 and recorded October 23, 1966 as Document 19967404.
- Provisions contained in deed from the Chicago and Northwestern Railway Company to Pentagon Pattern and Engineering Company recorded as Document Number 19967404.
- Rights of parties to maintain storm catch basin(s), utility pole(s), and guy anchors as referenced on the aforesaid survey.
- Rights of public or quasi-public utilities, if any, in vacated alley, for maintenance therein of poles, conduits, sewers, etc.
- Rights of the following tenants under their respective unrecorded leases, and all parties claiming by, through and under said tenants:
 - A+A Automobile
 - Heat Valet
 - Karant + Associates
 - Quality Plus Care
 - Relevant Future Technologies
 - Dreamtown
 - Gordon Food Service
 - Visualized Concepts
 - Tether Advisors
 - Welvie
 - Luxury Property Management
 - Aspire Brands, LLC
 - Aspire Brand Inc.
 - Power Construction Company
 - Rise Strategy Group
 - Latacora
 - Coudal Partners
 - Psilopoulos & Webb Real Estate
 - Everywhere Wireless

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

01-Mar-2023



CHICAGO:

258,750.00

CTA:

103,500.00

TOTAL:

362,250.00

17-08-254-011-0000 | 20221001660494 | 0-200-900-432

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

01-Mar-2023



COUNTY:	17,250.00
ILLINOIS:	34,500.00
TOTAL:	51,750.00

17-08-254-011-0000

20221001660494 | 0-991-854-416

Property of Cook County Clerk's Office