

UNOFFICIAL COPY

Doc#: 2307345165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2023 12:55 PM Pg: 1 of 4

After recording mail to:
Frank Eichenlaub
150 N. Riverside Plaza, Ste. 3000
Chicago, IL 60606

Dec ID 20221001670581
ST/CO Stamp 0-498-213-072 ST Tax \$1,978.00 CO Tax \$989.00
City Stamp 1-840-390-352 City Tax: \$59,850.00

Send subsequent tax bills to:
5001 Drexel LP
401 N. Michigan Ave., Ste. 1200
Chicago, IL 60611

20657 19206282

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of ~~December 21~~ ^{March 3, 2023}, 2022 between **5001 DREXEL LLC**, an Illinois limited liability company duly authorized to transact business in the State of Illinois and having an office located at 1801 Century Park E., Ste. 2400, Los Angeles, CA 90067 ("Grantor"), and 5001 Drexel LP, a Delaware limited partnership ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANT to Grantee, all of Grantor's right, title and interest in and to the following described real estate, **SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances. **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, upon the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except for real estate taxes and assessments not yet due and payable, existing leases and rights of tenants thereunder, covenants, conditions, easements and agreements or record and for Permitted Exceptions shown on **Exhibit B** attached hereto; and that Grantor will Warrant and Defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

PERMANENT REAL ESTATE INDEX NUMBER: 20-11-114-001-0000


ADDRESS OF REAL ESTATE: 5001 Drexel Blvd., Chicago, IL 60615

(SIGNATURE PAGE FOLLOWS)

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

5001 DREXEL LLC,
an Illinois limited liability company

By: 
Name: Jonathan Shainberg
Title: Manager

STATE OF California)
COUNTY OF Los Angeles) SS

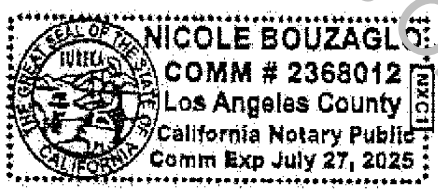
I, the undersigned, a Notary Public, in and for said County and State, DO HEREBY CERTIFY THAT Jonathan Shainberg, the Manager of 5001 Drexel LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of December 21, 2022.


Notary Public

This document was prepared by:

Eliyahu Morgenstern
8424 Skokie Blvd. Ste. 200
Skokie, IL, 60077



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Exhibit "A"
Legal Description

LOTS 9 AND 10 IN THE SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 20-11-114-001-0000
Commonly known as: 5001 S. Drexel Blvd., Chicago, IL 60615

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Exhibit "B" Permitted Exceptions

1. Taxes for the year 2022 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. A mortgage to secure an indebtedness as shown herein, in the amount of \$3,820,000.00, dated August 26, 2020, 5001 Drexel LLC, mortgagor, Arbor Commercial Funding LLC, mortgagee, recorded August 28, 2020, as recording no. 2024110082, assignee, Fannie Mae, recording no. 2024110083.
4. Security interest of Fannie Mae and Arbor Commercial Funding I, LLC, secured party, in certain described chattels on the land, as disclosed by financing statement naming 5001 Drexel LLC as debtor and recorded August 28, 2020 as Document No. 2024110084.

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