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1 of 7

This Document Prepared By:

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Boston, MA 02109

Doc# 2309057025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2023 02:26 PM PG: 1 OF 8

After Recording Return To:  
Stewart Title Guaranty Company  
One Washington Mall  
14<sup>th</sup> Floor  
Boston, MA 02108  
Attn: Kimberly Fogarty

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that RACINE PARTNERS, LLC, an Illinois limited liability company, (hereinafter the "Grantor"), having an address of 1555 West 44<sup>th</sup> Street, Chicago, IL 60609, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS AND SELLS to CHICAGO NLM LL, LLC, a Delaware limited liability company (the "Grantee"), having an address c/o Taurus Investment Holdings, LLC, Two International Place, Suite 2710, Boston, MA 02110, and its successors and assigns forever, the land situated in the County of Cook, State of Illinois described as follows (the "Property"):

THAT PART OF THE EAST 25 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE ARC OF A CIRCLE CONVEX TO THE WEST, HAVING A RADIUS OF 704.00 FEET, AND EXTENDING NORTHERLY FROM A POINT WHICH IS 1,375.13 FEET SOUTH FROM THE NORTH LINE AND 92.97 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5, TO A POINT WHICH IS 1,120.15 FEET SOUTH FROM THE NORTH LINE AND 119.75 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5, WITH THE ARC OF ANOTHER CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1,111.33 FEET, AND EXTENDING NORTHWESTERLY FROM A POINT WHICH IS 1,300.07 FEET SOUTH FROM THE NORTH LINE AND 92.39 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 TO A POINT WHICH IS 1,132.08 FEET SOUTH FROM THE NORTH LINE AND 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5; SAID POINT OF INTERSECTION BEING 1,255.05 FEET SOUTH FROM THE NORTH LINE AND 117.40 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5, AND THE POINT OF COMMENCEMENT OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID ARC OF 704.00 FEET RADIUS NORTHERLY AN ARC DISTANCE OF 62.45 FEET; THENCE NORTHWESTERLY ALONG AN ARC CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1,136.28 FEET, A CHORD BEARING OF NORTH 39 DEGREES 30 MINUTES 24 SECONDS WEST AND AN ARC DISTANCE OF 159.37 FEET TO A POINT ON A LINE 56.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EASEMENT

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FOR INGRESS AND EGRESS DESCRIBED PER DOCUMENT NO. 92130651, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 88 DEGREES 23 MINUTES 40 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 146.90 FEET TO A POINT; THENCE NORTH 01 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 64.05 FEET TO A POINT ON A CIRCULAR CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 186.00 FEET AND A CHORD BEARING NORTH 56 DEGREES 36 MINUTES 31 SECONDS WEST A DISTANCE OF 64.23 FEET; THENCE NORTHWESTERLY ALONG SAID CIRCULAR ARC, A DISTANCE OF 64.55 FEET TO A POINT OF TANGENCY WITH A STRAIGHT LINE; THENCE NORTH 46 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID TANGENT LINE, A DISTANCE OF 77.72 FEET TO A POINT; THENCE NORTH 88 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 10.21 FEET TO A POINT; THENCE SOUTH 58 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.52 FEET TO A POINT; THENCE SOUTH 49 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 62.50 FEET TO A POINT; THENCE SOUTH 48 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 24.06 FEET TO A POINT; THENCE NORTH 88 DEGREES 22 MINUTES 23 SECONDS EAST, A DISTANCE OF 45.80 FEET TO A POINT IN A CIRCULAR ARC CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1,136.28 FEET AND A CHORD BEARING OF SOUTH 44 DEGREES 25 MINUTES 06 SECONDS EAST A DISTANCE OF 35.45 FEET; THENCE SOUTHEASTERLY ALONG SAID CIRCULAR ARC A DISTANCE OF 35.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parts of P.I.N. Nos.: 20-05-102-034-0000 & 20-05-102-037-0000


Property Address: a portion of the land located at 4124 S. Racine Avenue, Chicago, IL 60609



**TO HAVE AND TO HOLD** the Property, together with all and singular the privileges and appurtenances belonging thereto 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 Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

Exempt from taxation under the provisions of Chicago Municipal Code 3-33-060(L).

**Signature intentionally on following page**

<b>REAL ESTATE TRANSFER TAX</b>		31-Mar-2023
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
20-05-102-034-0000   20230301684451   0-624-662-736		

<b>REAL ESTATE TRANSFER TAX</b>		31-Mar-2023
 	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
20-05-102-034-0000   20230301684451   1-171-101-904		

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

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IN WITNESS WHEREOF, RACINE PARTNERS, LLC, an Illinois limited liability company has caused this Special Warranty Deed to be executed as of this 30 day of MARCH ~~2022~~ 2023

**RACINE PARTNERS, LLC,**  
an Illinois limited liability company

By: Bruce Saltzberg  
Name: Bruce Saltzberg  
Title: Authorized Signatory

Property of Cook County Clerks Office

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK    )

I, Stephanie N. Martinez, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Bruce Saltzberg as Manager of Racine Partners, L.L.C., an Illinois limited liability company, is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and swore and acknowledged under oath that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 30 day of December, 2022.

Stephanie N. Martinez  
NOTARY PUBLIC

**OFFICIAL SEAL**  
**STEPHANIE N MARTINEZ**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 12/08/2025

My Commission Expires: Dec. 08, 2025

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## Exhibit A

### Permitted Exceptions

- Rights, if any, of public and quasi-public utilities in the Land as disclosed by catch basins, manholes, fire hydrants as referenced on Plat number 9606020 prepared by Chicago Guarantee Survey Company dated July 26, 1996 and as revised September 26 1996.
- Easement reserved in Agreement between W. Wood Prince and James F Donovan, as trustees of Central Manufacturing District, as seller, and Don Building Corporation, as purchaser, dated October 1, 1967 and recorded May 14, 1968 as document 20489238 over that part of Land being a strip of land 20 feet wide and 40 feet long and described as follows:

Commencing at the intersection of the West line of Block 2 in Packers Addition to Chicago and the south line of said Block 2, said point being 1742.80 feet South from the north line of the Northwest 1/4 of Section 5, Township 38 North, Range 14 East of the third principal meridian; thence East a distance of 300 feet to the point of beginning; thence North 40 feet; thence East 20 feet; thence South 40 feet; thence West 20 feet to the point of beginning;

To install, repair, maintain and operate a fire hydrant and for any other fire fighting or alarm apparatus;

The trustees of Central Manufacturing District, the City of Chicago and their respective successors, grantees and assigns, shall have the right of access to the tract of land above described for the purpose of maintaining said fire hydrant and to this end will keep such land free and clear of any structure whatsoever or will afford the trustees and the city ready access to said fire hydrant. The provisions, easement restrictions and reservations contained herein shall be incorporated in any deed given under the provisions of said agreement.

- Easement to install, repair, maintain and operate a fire hydrant and for any other fire fighting or alarm apparatus as reserved in the trustee's deed from W. Wood Prince and James F. Donovan, as trustees of the Central Manufacturing District under an indenture and Declaration of Trust dated February 1, 1916 and recorded as document 5814222 over, under, upon, through and across:

That part of the East 25 acres of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 38 North, Range 14 East of the third principal meridian, being a strip of land 20 feet in width and 40 feet in length bounded and described as follows:

Commencing at the intersection of the West line of Block 2 in Packers Addition to Chicago and the South line of said Block 2, said point being 1742.80 feet South from the North line of the Northwest 1/4 of Section 5, Township 38 North, Range 14 East of the third principal meridian; thence East a distance of 300 feet to the point of beginning; thence North 40 feet; thence East 20 feet; thence South 40 feet; thence West 20 feet to the point of beginning, in Cook County, Illinois.

- Rights of the public, the municipality and the State of Illinois in and to that part of the Land taken or used for roads and highways, if any.
- Rights of way for drainage tiles, drainage ditches, feeders and laterals, and any other drainage facilities or easements, if any.

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- Railroad rights-of-way, spurs, switch tracks, railway facilities and other related easements on and across the land, if any.
- Rights of tenant under existing unrecorded leases and of all parties claiming by, through or under them, as tenants only, without any rights of first refusal, first offer or rights of purchase.
- Taxes for the year 2022 that are not yet due and payable.

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

State of Illinois )  
 ) :ss  
 County of Cook )

Mitchell Liss, Manager of Racine Partners LLC, an Illinois limited liability company, being duly sworn on oath, states that he resides at 4124 S. Racine Avenue, Chicago, Illinois 60601. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
 or  
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.**

*[Signatures begin on next page]*

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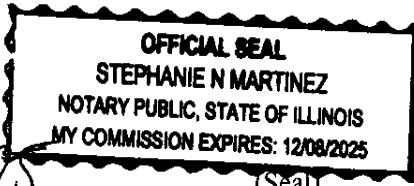
Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

By: Racine Partners LLC  
an Illinois limited liability company

By: *Mitchell Liss*  
Name: Mitchell Liss  
Title: Manager

SUBSCRIBED AND SWORN to before me this 21 day of December, 2022.

*Stephanie N. Martinez*  
Notary Public



My commission expires on: Dec. 08, 2025

Cook County Clerk's Office



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1/05, 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Lisette Martinez Gonzalez

By the said (Name of Grantor): Robert Lotzar as agent of Racine Partners LLC  
AFFIX NOTARY STAMP BELOW

On this date of: 5/1 Jan 5, 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Jan 5, 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

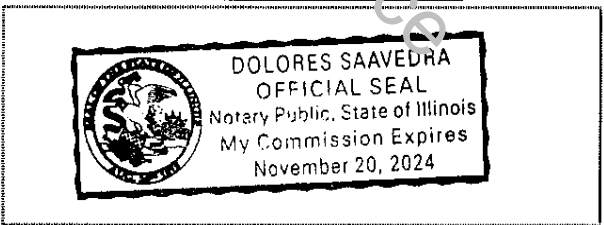
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Dolores Saavedra

By the said (Name of Grantee): Tom O'Reilly

On this date of: Jan 5, 2023

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)