



Doc# 2315945220 Fee \$88.00

This Instrument Prepared By:

John P. Stephens, Esq.
Burke, Warren, MacKay &
Serritella P.C.
330 N Wabash Ave., 21st Floor
Chicago, IL 60611

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2023 04:07 PM PG: 1 OF 8

and Upon Recordation Mail To:

Mark Ordower, Esq.
333 S. Desplaines, Suite 207
Chicago, Illinois 60661

10/23
Kumar
CCHE 2202130

SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 8th day of June, 2023, between SECOND CHURCH OF CHRIST, SCIENTIST, CHICAGO, an Illinois not-for-profit corporation (the "Grantor"), and PINE GROVE 2700 LLC, an Illinois limited liability company, as to an undivided 21.5% interest, and WRIGHTWOOD 400 LLC, an Illinois limited liability company, as to an undivided 78.5% interest, as tenants in common (collectively, the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all and singular the improvements thereon and fixtures thereto and 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 at law or in equity, of, in and to the Property, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner alienated or encumbered or charged in any way whatsoever, except for and subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

SECOND CHURCH OF CHRIST, SCIENTIST,
CHICAGO,
an Illinois not-for-profit corporation

By: *Robert C. Fix*
Name: Robert Fix
Its: Board Chairman

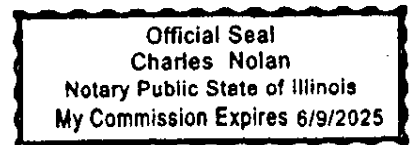
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Fix, personally known to me to be the Chairman of the Board of Second Church Of Christ, Scientist, Chicago 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 as such Chairman of the Board he signed and delivered the said instrument as her/his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of June, 2023.

Commission expires 6/9, 2025

Charles Nolan
Notary Public



EXEMPT UNDER SECTION 31-45, PARAGRAPH (b) OF THE REAL ESTATE TRANSFER TAX ACT 35 ILCS 200/31 et. seq. AND SECTION 3-33060, PARAGRAPH (B) OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO (C.T.A. PORTION).

6-5-23
Date

Robert C. Fix
Grantor's Representative

SEND SUBSEQUENT TAX BILLS TO:
Pine Grove 2700 LLC
c/o Ogden Partners, Inc.
333 S. Desplaines, Suite 207
Chicago, Illinois 60661

[Signature page to Special Warranty Deed]

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

RESIDENTIAL PARCEL

PARCEL 1:

LOTS 48, 49 AND 50, AND THAT PART OF LOT 51 DESCRIBED AS FOLLOWS: DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN SYDNEY COURT, AT THE SOUTHEASTERLY CORNER OF SAID LOT 51, RUNNING THENCE NORTHWESTERLY ALONG WESTERLY LINE OF SAID SYDNEY COURT 25 FEET, THENCE SOUTHWESTERLY PARALLEL WITH SOUTH LINE OF SAID LOT 51 AND AT RIGHT ANGLES WITH SAID SYDNEY COURT, 125 FEET, MORE OR LESS TO ALLEY; THENCE SOUTHEASTERLY ALONG EAST LINE OF SAID ALLEY, 25 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 51, 125 FEET, MORE OR LESS TO POINT OF BEGINNING, ALL IN THE SUBDIVISION OF BLOCKS 1 AND 2, IN THE SUBDIVISION OF OUT LOT "A" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPT

CHURCH PARCEL 1:

THAT PART OF LOT 48 IN THE SUBDIVISION OF BLOCKS 1 AND 2, IN THE SUBDIVISION OF OUT LOT "A" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.06 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +16.06 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 48; THENCE NORTH 22 DEGREES 03 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF LOT 48 AFORESAID 11.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 26.87 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 26 SECONDS EAST 2.05 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 62.96 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 26 SECONDS WEST 2.05 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 24.64 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 26 SECONDS WEST 18.79 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 1.08 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 26 SECONDS WEST 11.31 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 1.61 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 26 SECONDS WEST 8.76 FEET; THENCE SOUTH 68 DEGREES 02 MINUTES 36 SECONDS WEST 32.40 FEET; THENCE NORTH 21 DEGREES 57 MINUTES 24 SECONDS WEST 7.49 FEET; THENCE SOUTH 68 DEGREES 02 MINUTES 36 SECONDS WEST 46.94 FEET; THENCE SOUTH 21 DEGREES 57 MINUTES 24 SECONDS EAST 7.58 FEET; THENCE SOUTH 68 DEGREES 02 MINUTES 36 SECONDS WEST 37.85 FEET TO A POINT ON THE WEST LINE OF SAID LOT 48; THENCE SOUTH 22 DEGREES 03 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOT 48 AFORESAID 38.87 FEET TO THE POINT OF BEGINNING,

[Exhibit A to Special Warranty Deed]

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ALSO EXCEPT

CHURCH PARCEL 2:

THAT PART OF LOT 48 IN THE SUBDIVISION OF BLOCKS 1 AND 2, IN THE SUBDIVISION OF OUT LOT "A" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.06 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 48; THENCE NORTH 22 DEGREES 03 MINUTES , 05 SECONDS WEST ALONG THE WEST LINE OF LOT 48 AFORESAID 11.75 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 26.87 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 26 SECONDS EAST 2.05 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 10.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 59 MINUTES 34 SECONDS EAST 42.55 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 26 SECONDS EAST 9.70 FEET TO A POINT OF THE SOUTH LINE OF SAID LOT 48; THENCE SOUTH 67 DEGREES 59 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF LOT 48 AFORESAID 42.55 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 26 SECONDS WEST 9.70 FEET TO THE POINT OF BEGINNING

ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 23,078 SQUARE FEET OR 0.53 ACRES MORE OR LESS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN INGRESS AND EGRESS, UTILITIES AND MAINTENANCE OF IMPROVEMENTS, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT AND DECLARATION DATED June 8, 2023 AND RECORDED June 8 2023 AS DOCUMENT NO. 2315945222.

Address: 2700 N Pine Grove Avenue, Chicago, IL 60614

PIN: 14-28-309-025-0000

14-28-309-026-0000

14-28-309-027-0000

[Exhibit A to Special Warranty Deed]

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Statement as to status of property on which former party wall is standing, executed by Second Church of Christ, Scientist, Chicago, Illinois, recorded January 6, 1965 as document 19349955, and the terms, provisions and conditions relating thereto.
2. Party Wall Rights of the owners of the property North and adjoining, as Disclosed by the Instrument recorded as document 19349955, and any and all possible rights and obligations relating thereto.
3. Reciprocal Easement Agreement and Declaration dated June 8, 2023 and recorded June 8, 2023 as Document No. 2315945222, made by and between Second Church of Christ, Scientist, Chicago, Pine Grove 2700 LLC and Wrightwood 400 LLC.
4. Terms of Use - Parking Lot @ 2700 N. Pine Grove Avenue dated as of January 1, 2020, by and between Second Church of Christ, Scientist, Chicago and Warren Bar Lincoln Park.

Property of Cook County Clerk's Office

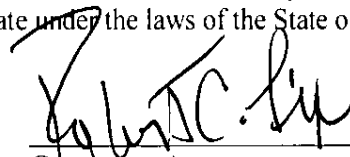
[Exhibit B to Special Warranty Deed]

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

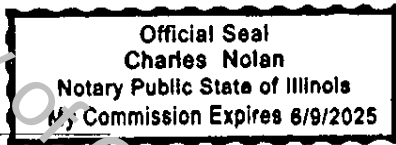
Dated: 5 day of June, 2023



Grantor or Agent

Subscribed and Sworn to before me
this 5 day of June, 2023

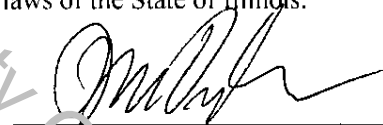




(Notary Public)

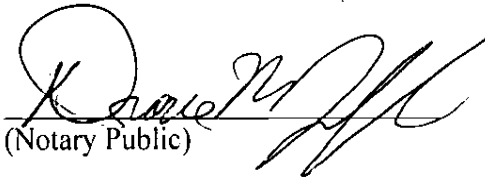
The grantee or agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Dated: 8th day of June, 2023



Grantee or Agent

Subscribed and Sworn to before me
this 8 day of June, 2023



(Notary Public)



NOTE:

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.

[Statement by Grantor and Grantee]

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

08-Jun-2023



COUNTY:	1,625.00
ILLINOIS:	0.00
TOTAL:	1,625.00

14-28-309-025-0000

20230501611924 | 0-464-485-072

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

08-Jun-2023



CHICAGO: 24,375.00

CTA: 0.00

TOTAL: 24,375.00 *

14-28-309-025-0000 | 20230501611924 | 0-261-290-704

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