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Doc# 2316745088 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 02:28 PM PG: 1 OF 7

CHI2208227CO LK 1 of 4  
THIS INSTRUMENT WAS PREPARED BY:

Michael Baum, Greenberg Traurig LLP  
77 West Wacker Drive, Suite 3100  
Chicago, IL 60601

AFTER RECORDING RETURN TO:

Jeffrey P. Gray, Barnes & Thornburg LLC  
One North Wacker Drive, Suite 4400  
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

TLC Management Co.  
One North LaSalle Street, Suite 400  
Chicago, IL 60602

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the 15<sup>th</sup> day of June, 2023, by **1571 MAPLE AVENUE, LLC**, an Illinois limited liability company, whose address is c/o Hubbard Street Group, LLC, 225 W. Hubbard Street, Suite 401, Chicago, Illinois 60654 ("**Grantor**"), to and in favor of **SCHOLAR EVANSTON, LLC**, an Illinois limited liability company, whose address is c/o TLC Management Co., One North LaSalle Street, Suite 400, Chicago, IL 60602 ("**Grantee**").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of the following described real estate and the improvements located on and appurtenances attached thereto, situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto and by this reference made a part hereof 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 Grantor, either in law or equity, of, in and to the above described premises, with all and singular the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its successors 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 as herein recited; and that it WILL WARRANT AND DEFEND the said premises against

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all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on **Exhibit B** attached hereto and by this reference made a part hereof.

[SIGNATURE ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

005237

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

PAID JUN 16 2023

DATE:

AMOUNT: \$409,005.00 Agent: *JD.*

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IN WITNESS WHEREOF, said Grantor has executed and sealed this Special Warranty Deed as of the day and year first above written.


**GRANTOR:**

1571 MAPLE AVENUE, LLC,  
an Illinois limited liability company

By: 1571 Maple Avenue Associates, LLC  
a Delaware limited liability company,  
its Sole Member

By: CP Maple Avenue Member, LLC,  
an Illinois limited liability company,  
its Managing Member

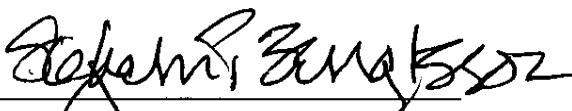
By: McLinden Holdings, L.L.C.  
an Illinois limited liability company,  
its Manager

By:   
Name: John McLinden  
Its: Manager

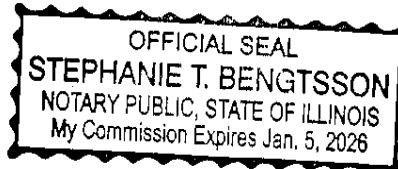
STATE OF ILLINOIS     )  
                                  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John McLinden, the manager of McLinden Holdings, L.L.C., the Manager of CP Maple Avenue Member, LLC, an Illinois limited liability company, the Managing Member of 1571 Maple Avenue Associates, LLC, a Delaware limited liability company, the Sole Member of 1571 Maple Avenue, LLC, an Illinois limited liability company, who is 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 and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of June, 2015.

  
Notary Public

(SEAL)



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF BLOCK 63 IN EVANSTON, A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS THE INTERSECTION OF THE EAST LINE OF MAPLE AVENUE, BEING ALSO THE WEST LINE OF SAID BLOCK 63, IN THE NORTH LINE OF THE SOUTH 250 FEET 1 1/2 INCHES OF SAID BLOCK 63; THENCE NORTH ALONG SAID EAST LINE OF MAPLE AVENUE WITH AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 71.36 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH 150 FEET OF SAID BLOCK 63; THENCE EAST ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 62.63 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 20 FEET 10 INCHES OF THE WEST 83 FEET 5 1/2 INCHES OF THE NORTH 130 FEET OF SAID BLOCK 63; THENCE NORTH ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF DAVIS STREET, BEING ALSO THE NORTH LINE OF SAID BLOCK 63; THENCE ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 35.95 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF ELMWOOD AVENUE, BEING ALSO THE NORTHEASTERLY LINE OF THAT PART OF SAID BLOCK 63 WHICH LIES WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THAT PART THEREOF DEDICATED FOR STREET PURPOSES); THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF SOUTH 27 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 226.33 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 250 FEET 1 1/2 INCHES OF SAID BLOCK 63; THENCE WEST ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF 89 DEGREES 59 MINUTES 13 SECONDS WEST, A DISTANCE OF 201.86 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

A NON-EXCLUSIVE PERMANENT EASEMENT CONTAINED IN THE EASEMENT AGREEMENT RECORDED APRIL 6, 2016 AS DOCUMENT 1609716044 MADE BY AND BETWEEN THE CITY OF EVANSTON AND 1571 MAPLE AVENUE, LLC FOR THE PURPOSE OF PERMITTING CAISSONS TO BE CONSTRUCTED AND INSTALLMENT AS PROVIDED THEREIN.

ADDRESS OF PROPERTY: 1571 MAPLE AVENUE, 1590 ELMWOOD & 910 DAVIS STREET,  
EVANSTON, IL 60202

PERMANENT INDEX NOS: 11-18-310-006-0000, 11-18-310-007-0000, 11-18-310-008-0000,  
11-18-310-020-0000, 11-18-310-030-0000 & 11-18-310-031-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the years 2022 and 2023 that are not yet due and payable.
2. Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated February 28, 2019 and recorded February 28, 2019, as Document Number 1905906108, made by 1571 Maple Avenue, LLC, an Illinois limited liability company to Walker & Dunlop, LLC, a Delaware limited liability company to secure a note for \$30,680,000.00  
  
Assignment of Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of February 28, 2019, recorded in the office of the Cook County Recorder of Deeds on February 28, 2019 as document 1905906109 from Walker & Dunlop, LLC, a Delaware limited liability company, to Fannie Mae.
3. The Land lies within the boundaries of a Special Service area as disclosed by ordinance recorded as document 90439436 and is subject to additional taxes under the terms of Said Ordinance and subsequent related ordinances.
4. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use and location of buildings to be erected on the Land and prohibiting the sale or manufacture of intoxicating liquors contained in the deed recorded December 30, 1857 as Document No. 96135, which does not contain a reversionary or forfeiture clause. (Affects Land and other property)
5. Watershed Management Permit Requirements and Obligations of Perpetual Maintenance & Operation recorded May 8, 2017 as document number 1712829058.
6. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement. Rights of the adjoining owner or owners to the concurrent use of said easement.
7. Terms, Provision, and conditions contained in the Declaration of Easement recorded July 13, 2016 as document number 1619516013, between 1571 Maple Ave, LLC, Valwork Properties L.L.C. and Nash Family.

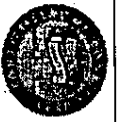
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8. Ordinance granting a special use permit for a planned development recorded October 30, 2015 as document number 1530313058, and the terms, provisions and conditions set forth therein.
9. Matters of survey by B.H. Suhr & Company, Inc., dated March 8, 2018, number 17-306 as follows:
  - A. Encroachment of the 2-story building located mainly on the land north and adjoining, onto the land insured herein by .32 to .36 feet.
  - B. Encroachment of canopies attached to the building on the land insured herein, onto public property northeast and adjoining by 2.92, 3.86 and 2.88 feet.
  - C. Encroachment of canopies attached to the building on the land insured herein, onto public property north and adjoining by 3.02 feet.
10. Rights of Aligned Modern Health, as tenant only, under that certain lease agreement dated April 23, 2018, executed by and between 1571 Maple Avenue, LLC, as landlord, and Damen 4 Management of Illinois, LLC, as tenant.
11. Rights of residential tenants set forth on the rent roll attached to the ALTA Statement dated June \_\_, 2023, under the unrecorded leases, with no right or option to purchase, and all rights thereunder of the lessees and of any person or party claiming by, through or under the leases.

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11-18-310-030-0000



20221201623403

1-011-984-080

COUNTY:	7,382.50
ILLINOIS:	14,765.00
TOTAL:	22,147.50

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

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