

# UNOFFICIAL COPY



\*2324440005\*

Doc# 2324440005 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2023 09:40 AM PG: 1 OF 5

## SPECIAL WARRANTY DEED

STATE OF ILLINOIS §  
COUNTY OF COOK §

FRESB SB60 CHICAGO LOAN HOLDINGS, LLC, a Delaware limited liability company, whose mailing address is c/o CWCapital Asset Management, 900 9<sup>th</sup> Street NW – 8<sup>th</sup> Floor, Washington D.C. 20006 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto 7001 S MICHIGAN AVE LLC, an Illinois limited liability company, having an address of 765 E 69<sup>th</sup> Place, Chicago, Illinois 60637 ("Grantee") forever the following described property:

- (i) That certain real property in Cook County, Illinois, which is described on Exhibit A attached hereto and incorporated herein by reference (the "Land");
- (ii) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "Improvements"); and
- (iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor's right, title, and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the Land, and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements and Appurtenances are collectively referred to herein as the "Property".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof,

0011200442121  
SMRH:4883-4643-0833.5

Prepared by e-mail to:  
Kelly Vazhappilly,  
2200 Ross Ave, Dallas TX 75201



# UNOFFICIAL COPY

by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters listed on **Exhibit B** attached hereto and incorporated herein by reference and affecting the Property; and (b) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY; AND (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS. BY GRANTEE'S ACCEPTANCE OF THIS DEED, GRANTEE REPRESENTS THAT GRANTEE HAS MADE (i) ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES, HAZARDOUS WASTE AND OTHER HAZARDOUS MATERIALS AND (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY.

*[SIGNATURE PAGE FOLLOWS]*

SMRH:4883-4643-0833.5

REAL ESTATE TRANSFER TAX		31-Aug-2023
		COUNTY: 775.00
		ILLINOIS: 1,550.00
		TOTAL: 2,325.00
20-22-322-001-0000		20230801606390   0-111-457-744

# UNOFFICIAL COPY

EXECUTED AND DELIVERED, to be effective if as of the 25 day of August, 2023.

**GRANTOR:**

**FRESB SB60 Chicago Loan Holdings, LLC,**  
a Delaware limited liability company

By: Wilmington Trust, National Association, as  
Trustee for the Registered Holders of Wells Fargo  
Commercial Mortgage Securities, Inc. Multifamily  
Mortgage Pass-Through Certificates, Series 2019-  
SB60 (the "Trust"), its Sole Member/Manager

By: CWCapital Asset Management LLC, a Delaware  
limited liability company, solely in its capacity as  
Special Servicer to the Trust

By:   
Name: Alex Killick  
Title: Managing Director

Property of Cook County Clerk's Office

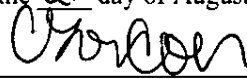
**ACKNOWLEDGMENT**

**DISTRICT OF COLUMBIA**

§  
§  
§

**BEFORE ME**, personally appeared, Alex Killick, a Managing Director of CWCapital Asset Management LLC, the special servicer to Wilmington Trust, National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc. Multifamily Mortgage Pass-Through Certificates, Series 2019-SB60, the Sole Member/Manager of FRESB SB60 Chicago Loan Holdings, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that same was executed for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of August, 2023



Notary Public, District of Columbia  
My Commission Expires: 1-1-2027

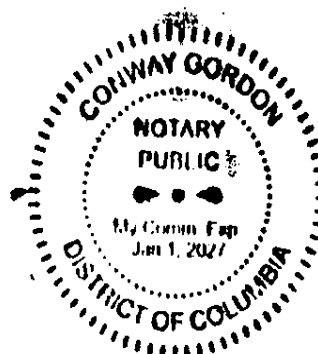
REAL ESTATE TRANSFER TAX	31-Aug-2023
CHICAGO:	11,625.00
CTA:	4,650.00
<b>TOTAL:</b>	<b>16,275.00 *</b>



20-22-322-001-0000 | 20230801606390 | 0-298-702-288

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

DEED – Signature Page  
[7001 S. MICHIGAN]



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 23, 24 AND THE NORTH 3.67 FEET OF LOT 22 IN BLOCK 12 IN N. LANCASTER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE NORTH 25 FEET OF THE SOUTH 46.33 FEET OF LOT 22 IN BLOCK 12 IN N. LANCASTER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 20-22-322-001-0000 AND 20-22-322-002-0000

COMMONLY KNOWN AS 7001 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60637

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTION

1. Laundry Room Lease Agreement dated April 12, 2018 by and between Woodlawn Properties LLC, Lessor and CSC Serviceworks, Inc., Lessee, for a term of eight years beginning April 28, 2018 and which contains automatic renewals as disclosed by Document no. 1834506025.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, as disclosed by rent roll dated August 24, 2023.
3. Encroachment of the fence located mainly on the property South and adjoining and onto the Land by an undisclosed amount, as shown on Survey Number 2023-31116 prepared by United Survey Service, LLC, dated August 7, 2023, last revised August 12, 2023.
4. Encroachment of the building located on the Land onto the property East and adjoining by approximately 0.02 feet and onto the property North and adjoining by approximately 0.34 feet, as shown on Survey Number 2023-31116 prepared by United Survey Service, LLC, dated August 7, 2023, last revised August 12, 2023.