

IL2302740-3804
KC 1 of 1

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of August, 2023, between **SB POLK STREET DEVELOPMENT LLC**, a Delaware limited liability company ("Grantor"), and **CAROLYN McMULLEN AND ROBERT BATTERMAN**, (collectively, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to said Grantee's heirs and assigns, FOREVER, the following described land, situated in the County of Cook and State of Illinois known and described as * married, as joint tenants, follows, to-wit:



Doc# 2325633148 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2023 11:12 AM PG: 1 OF 4

(above space reserved for Cook County Clerk)

(See Exhibit A attached hereto and made a part hereof)

Permanent Index Number(s) 17-16-401-029-0000, 17-16-401-030-0000 (pre-division)

Address(es) of Real Estate: 237 West Polk Street, Unit 3804, Parking Space C-711, Chicago, Illinois 60607

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) terms, provisions and conditions of the Condominium Property Act of the State of Illinois; (e) terms, provisions and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Reed Condominium Association recorded July 14, 2023 with the Cook County Recorder of Deeds as Document 2319513062 (the "Declaration of Condominium"), including all amendments and exhibits thereto; (f) the By-Laws of The Reed Condominium Association attached to the Declaration and made a part thereof, including all amendments and exhibits thereto; (g) the Condominium Plat of Survey attached to the Declaration and made a part thereof, including all amendments and exhibits thereto; (h) terms, provisions and conditions of The Reed at Southbank Declaration of Covenants, Conditions, Restrictions and Easements and Operating Agreement recorded July 14, 2023 with the Cook County Recorder of Deeds as Document 2319513061, including all amendments and exhibits thereto; (i) terms, provisions and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Southbank Maintenance Association recorded April 8, 2020 with the Cook County Recorder of Deeds as Document 2009920299 and the First Amendment to Master Declaration recorded August 14, 2020 with the Cook County Recorder of Deeds as Document 2022708135, including all amendments and exhibits thereto (j) applicable zoning and building laws and ordinances; (k) Grantee's mortgage, if any; (l) plats of dedication and plats of subdivision and covenants thereon; (m) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; and (n) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser.

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 Grantor, either in law or in 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, unto the Grantee and said Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and said Grantee's 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 as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.


Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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

Dated: August 17th, 2023

SB Polk Street Development LLC, a Delaware limited liability company

By: 
Jon Cordell
Its: Authorized Signatory

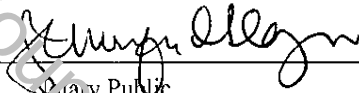
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Jon Cordell, one of the authorized signers of SB Polk Street Development LLC, a Delaware limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of SB Polk Street Development LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of SB Polk Street Development LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 17th day of August, 2023.

Commission expires May 23, 2026.




Notary Public

This instrument was prepared by:
Brown, Udell, Pomerantz & Delrahim, Ltd., 225 W. Illinois Street, Suite 300, Chicago, IL 60654

SEND RECORDED DOCUMENTS TO:

Morton J. Rubin
Morton & Izadi Law, P.C.
3330 Dundee Rd., Ste. C4
Northbrook, IL 60062

SEND SUBSEQUENT TAX AND SPECIALASSESSMENT BILLS TO:

Carolyn McMullen & Robert Batterman
234 Polk Street, Unit 3804
Chicago, IL 60607

Signature Page to Special Warranty Deed

REAL ESTATE TRANSFER TAX 05-Sep-2023



CHICAGO: 8,587.50
CTA: 3,435.00
TOTAL: 12,022.50 *

17-16-401-029-0000 | 20230801600627 | 1-307-506-128

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

REAL ESTATE TRANSFER TAX 07-Sep-2023



COUNTY: 572.50
ILLINOIS: 1,145.00
TOTAL: 1,717.50

17-16-401-029-0000 | 20230801600627 | 2-025-655-760

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Legal Description

PARCEL 1:

UNIT NO. 3804 AND PARKING UNIT C-711 IN THE REED CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE REED CONDOMINIUM ASSOCIATION RECORDED JULY 14, 2023 AS DOCUMENT NUMBER 2319513062, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE REED CONDOMINIUM ASSOCIATION: ANNEXATION AMENDMENT RECORDED SEPTEMBER 6, 2023 AS DOCUMENT 2324922020, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING IN PART OF BLOCK 87 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT BY SB POLK STREET DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SB POLK STREET MULTIFAMILY LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JULY 14, 2023 AND RECORDED JULY 14, 2023 AS DOCUMENT NUMBER 2319513061, AND INCORPORATED IN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE REED CONDOMINIUM ASSOCIATION RECORDED JULY 14, 2023 AS DOCUMENT NUMBER 2319513062, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS FOR MAINTENANCE, RESTORATION OR RECONSTRUCTION; STRUCTURAL SUPPORT; USE OF FACILITIES; USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF SIGNAGE FOR EMERGENCY CONTACT; USE AND MAINTENANCE OF WALLS AND HORIZONTAL SLABS ALONG COMMON BOUNDARIES; UTILITY PURPOSES; USE OF THE LOADING AREAS AND DOCKS; USE OF THE REFUSE AREAS; USE OF BACK OF HOUSE AREAS; USE OF PACKAGE ROOMS; INGRESS AND EGRESS IN, OVER, ON, ACROSS AND THROUGH SERVICE CORRIDORS, HALLWAYS, VESTIBULES, LOBBY AREAS AND STAIRWELLS FOR PERMITTED USES; INGRESS AND EGRESS ON, OVER, ACROSS AND THROUGH PORTIONS OF THE GARAGE; USE OF EQUIPMENT AND MECHANICAL ROOMS; INGRESS AND EGRESS ON, OVER, ACROSS AND THROUGH PORTIONS OF THE GROUND LEVEL OF THE APARTMENT PARCEL FOR PERMITTED USES; EGRESS ON, OVER, ACROSS AND THROUGH CORRIDORS AND STAIRWELLS IN AN EMERGENCY SITUATION; ENCROACHMENTS; INSTALLATION, USE, OPERATION AND MAINTENANCE OF EQUIPMENT, LINES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES; USE OF RESIDENTIAL AMENITY AREA; INGRESS AND EGRESS TO AND FROM THE BUILDING ENTRANCES AT THE GROUND FLOOR FOR THE USE OF LOUNGE AREAS AND OTHER FACILITIES WITHIN THE FIRST FLOOR LOBBY; INGRESS AND EGRESS UPON, OVER, ACROSS AND THROUGH CORRIDORS OR PATHS OF INGRESS AND EGRESS ON THE 8TH FLOOR TO AND FROM RESIDENTIAL AMENITY AREA; USE OF THE OUTDOOR PLAZA AREA; USE FOR BIKE STORAGE IN THE BICYCLE STORAGE ROOM AND THE BIKE WASH AND MAINTENANCE AREAS (IF ANY) AND FOR INGRESS AND EGRESS THERETO; USE OF OUTDOOR BICYCLE RACKS FOR BICYCLE PARKING; PEDESTRIAN INGRESS AND EGRESS TO AND FROM

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CONDOMINIUM ELEVATORS USING IMMEDIATELY ADJACENT VESTIBULES; INGRESS AND EGRESS TO AND FROM ELEVATOR PITS AND MACHINE ROOMS SERVING THE CONDOMINIUM ELEVATORS; USE OF THE SERVICE ELEVATOR AND ADJOINING VESTIBULES, AND INGRESS AND EGRESS TO AND FROM THE SERVICE ELEVATOR, ALL AS SET FORTH AND MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL 3:

EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-265, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE REED CONDOMINIUM ASSOCIATION MADE BY SB POLK STREET DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS DECLARANT, RECORDED JULY 14, 2023 AS DOCUMENT NUMBER 2319513062, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE REED CONDOMINIUM ASSOCIATION: ANNEXATION AMENDMENT RECORDED SEPTEMBER 6, 2023 AS DOCUMENT 2324922020, AND AS FURTHER AMENDED FROM TIME TO TIME.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax number(s):

17-16-401-029-0000 (affects the underlying fee parcel and other property)

17-16-401-030-0000 (affects the underlying fee parcel and other property)