

# UNOFFICIAL COPY

3 of 8  
CCHI2206115 LD



Prepared by & Return to:

Doc# 2327734016 Fee \$88.00

Winston & Strawn, LLP  
35 W. Wacker  
Chicago, IL 60601  
Attn: Daniel S. Murow, Esq.

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2023 09:52 AM PG: 1 OF 11

Mail Tax Bills to:

Rich Development Enterprises, LLC  
1000 N. Western Ave. Suite 200  
San Pedro, CA 90732  
Attn: Joseph W. Rich

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 29 day of September, 2023, by **PULASKI PROMENADE, L.L.C.**, a Delaware limited liability company (the "**Grantor**"), whose address is c/o IRC Retail Centers LLC, 814 Commerce Drive, Suite 300, Oak Brook, IL 60523, Attention: Peter Foran, to and in favor of **15501 GARDENA LLC**, a California limited liability company (the "**15501 Grantee**") and **RICH LAWNSDALE, LLC**, a California limited liability company (the "**Rich Grantee**") (collectively, the 15501 Grantee as to an undivided 21% interest and the Rich Grantee as to undivided 79% interest, as tenants-in-common, the "**Grantee**"), whose address is 1000 N. Western Avenue, Suite 200, San Pedro, CA 90732, Attention: Joseph W. Rich.

WITNESSETH:

THAT THE GRANTOR, for the sum of Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is acknowledged, has REMISED, ALIENATED and CONVEYED to the Grantee, its successors and assigns forever, that real property located in Lake County, Illinois, which is described in the attached Exhibit A, together with all appurtenances, tenements and hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, thereunto appertaining, and subject to (i) those matters described in the attached Exhibit B, provided this mention shall not serve to reimpose same, and (ii) any accrued taxes or assessments not yet due and payable.

AND THE GRANTOR does hereby, for itself, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof; and that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but no others, subject to the matters set forth in Exhibit B.

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[signatures on the following page]

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

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

**GRANTOR:**

**PULASKI PROMENADE, L.L.C.,**  
a Delaware limited liability company

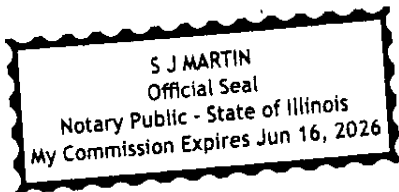
By: **IRC PULASKI PROMENADE, L.L.C.,**  
a Delaware limited liability company

By: **IRC RETAIL CENTERS LLC,**  
a Delaware limited liability company

By: *Peter Foran*  
Name: Peter Foran  
Its: Authorized Signatory

STATE OF ILLINOIS )  
COUNTY OF *DuPage* )

The foregoing instrument was acknowledged before me this *21<sup>st</sup>* day of September, 2023, by Peter Foran as Authorized Signatory of IRC Retail Centers LLC, a Delaware limited liability company, as manager of IRC Pulaski Promenade, L.L.C., a Delaware limited liability company, as manager of Pulaski Promenade, L.L.C., a Delaware limited liability company, on behalf of the limited liability companies, who was physically present and who is personally known to me or who produced \_\_\_\_\_ as identification.



*S J Martin*  
Notary Public *954182608*  
Commission number *Sandra J Martin*  
My commission expires: *6/16/2026*

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## EXHIBIT A

### PARCEL 1:

LOTS 1 AND 3 IN PULASKI PROMENADE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 2019 AS DOCUMENT 1916516052, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 DATED SEPTEMBER 10, 2019 AND RECORDED SEPTEMBER 12, 2019 AS DOCUMENT NUMBER 1925534066 CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS MADE BY PULASKI PROMENADE, LLC FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS.

Common address(es) for informational purposes only:

4064 - 4200 Pulaski Road, Chicago, IL (064) (Pulaski Promenade)

PIN: 19-03-201-059-0000

19-03-201-061-0000

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## EXHIBIT B

[Permitted Exceptions to be inserted once Pro Forma finalized]

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## PERMITTED EXCEPTIONS

6. Taxes for the year(s) 2022 (final installment) and 2023

Permanent Index Numbers:

19-03-201-059-0000

19-03-201-061-0000

7. Use Restriction as contained in the Memorandum of Lease made by Pulaski Promenade, LLC to Wendy Properties, LLC dated August 10, 2015 recorded September 20, 2016 as document no. 1626422074.

8. Unrecorded Easement to the Illinois Bell Telephone Company dated September 29, 1953 to construct and maintain its system of conduit and cable for telephone purposes as disclosed by deed from United Biscuit company of America to Folding Box Company dated June 30, 1960 and recorded June 30, 1960 as document 17896541.

(Affects underlying Land)

9. Restrictions as contained in the No Further Remediation Letters Issued by the Illinois Environmental Protection Agency recorded as document numbers 0010264908, 1031448061, 1034919061 and 1712549104.

(Affects underlying Land)

10. Terms, provisions, conditions, reservations and easements relating to connecting Railroad Track in favor of Arthur G. Leonard and others as Trustees of the Central Manufacturing District and its/their Successors and assigns, for the construction, maintenance, renewal from time to time and operation thereof or a Railroad Track connecting a track on the land with a track of the Railroad Company on its own right of way together with the right of access to said equipment and the provisions-relating thereto contained in the grant in deed recorded as document 11261004 and also set forth in deed recorded as document 11665838

(Affects underlying Land)

11. Non-exclusive access Easement for access, ingress and egress as Granted by Easement Agreement dated July 18, 1996 and recorded October 3, 1996 as document 96755485 made by Waldorf Inc., to Polygon Real Estate LLC and its successors and assigns.

(Affects underlying Land)

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12. Easement in favor of Polygon Real Estate, LLC, an Illinois limited liability company, its successor and assigns, for the purpose of access, ingress and egress on foot or by motor vehicle, including trucks, for so long as grantee or its tenants or affiliates shall use grantee's property for operating a restaurant, as granted in the Easement Agreement recorded October 3, 1996 as Document 96755486, and the terms and conditions therein contained.

(Affects The North 129.43 feet of the West 35.00 feet of underlying Lot 4 in Parcel 1)  
(Affects underlying Land)

13. Rights of Commonwealth Edison by virtue of the unrecorded Electric Service Station Agreement dated November 7, 1990, as disclosed by Utility Letter by Sharon M. Royal, Chicago Regional Engineering dated April 29, 1996, as disclosed by the deed recorded as document number 0020457543.

14. Terms, covenants, conditions and restrictions contained in the Redevelopment Agreement dated September 10, 2014 and recorded September 10, 2014 as document 1425322086 made by and between the City of Chicago and Pulaski Promenade, LLC, a Delaware limited liability company.

Assignment and Assumption of Pulaski Promenade Redevelopment Agreement dated Sept. 29, 2023 and recorded October 4, 2023 as document number 2327734018 made by and among Pulaski Promenade LLC, a Delaware limited liability company, Rich-Lawndale, LLC, a California limited liability company, 15501 Gardena, LLC, a California limited liability company, and the City of Chicago.

(Affects underlying Land)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; for purpose an easement for serving the subdivision and other property with electric service, affects the Land and other property as Document No. 1916516052.

16. Terms, covenants, conditions, restrictions and reciprocal rights contained in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Rights dated September 10, 2019 and recorded September 12, 2019 as document number 1925534066, which includes, among other things, maintenance fees; together with the rights of owners to the concurrent use of the easements granted therein.

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17. Lease made by RMK Pulaski, LLC to Michaels Stores, Inc. dated April 26, 2011, a memorandum of which was recorded September 27, 2011 as Document No. 1127003015, demising the land for a term of years commencing on the completion date and ending on the last day of the one hundred twentieth full calendar month following the rental commencement date (the expiration date) with option to extend for four additional periods of five years each, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Amended and Restated Memorandum of Shopping Center Lease by and between Pulaski Promenade, LLC and Michaels Stores, Inc recorded October 7, 2014 as Document no. 1428016061.

(Affects underlying Land)

18. Lease made by Pulaski Promenade, LLC, a Delaware limited liability company, to Ross Dress for Less LLC dated November 5, 2012, a Memorandum of which was recorded March 27, 2013 as Document No. 1308610012, demising the land for a term of 10 years, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

(Affects underlying Land)

19. Lease made by Pulaski Promenade, LLC, a Delaware limited liability company, to Petsmart, Inc. dated July 3, 2014, a memorandum of which was recorded July 31, 2014 as Document No. 1421208327, demising the land for a term of ten years with tenant option to extend term for up to four renewal periods of five lease years each, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

(Affects underlying Land)

20. Memorandum of Lease made and entered June 30, 2014 by and between Pulaski Promenade LLC (Landlord) and Shoe Carnival, Inc. (Tenant), for a term of ten (10) years, recorded March 16, 2015 as Document 1507542011.

Tenant has the right to extend the lease for 2 consecutive periods of 5 years each

(Affects underlying Land)



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21. Lease made by Pulaski Promenade, LLC to Ulta Salon, Cosmetics & Fragrance, Inc. dated December 8, 2016, a memorandum of which was recorded January 4, 2017 as document no. 1700444020, demising the land for a term of 10 years with option to extend for up to 4 renewal periods of 5 years each, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

(Affects underlying Land)

22. Declaration of Covenants, Conditions, Restrictions and Reciprocal Rights, made by Pulaski Promenade, LLC, a Delaware limited liability company, and the terms and conditions contained therein relating to, but not limited to, use restrictions and common area maintenance obligations, recorded February 10, 2022, as Document Number 2204112280.

Scrivener's Affidavit recorded February 17, 2022, as Document Number 2204812007, correction, the effective date of the document was February 10, 2022.

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COUNTY:	12,000.00
LANDS:	24,000.00
TOTAL:	36,000.00

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19-03-201-059-0000

| 20230901639429 | 1-948-787-664

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<b>CHICAGO:</b>	180,000.00
<b>CTA:</b>	72,000.00
<b>TOTAL:</b>	252,000.00

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9-03-201-059-0000 | 20230901639429 | 0-342-238-160

total does not include any applicable penalty or interest due.

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