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4 of 4
CCHI 2307A41LD DG

Prepared by:
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LevickRoth
350 W. Hubbard Street, Suite 620
Chicago, Illinois 60654

Doc# 2329815027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/25/2023 01:51 PM PG: 1 OF 7

After Recording Return to:
Nassimi Realty, LLC
Attn: Ilan Dilmanian
550 7th Avenue, 15th Floor
New York, NY 10018

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20 day of October 2023, by IRC FOUR FLAGGS ANNEX, L.L.C., a Delaware limited liability company (the "Grantor") having an address at c/o Pine Tree, 814 Commerce Drive, Suite 300, Oak Brook, Illinois 60523, to and in favor of FOUR FLAGGS SHOPPING CENTER, LLC, an Illinois limited liability company (the "Grantee"), having an address at 550 7th Avenue, 15th Floor, New York, NY 10018.

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 Cook 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.

[signatures on the following page]

VILLAGE OF NILES	
REAL ESTATE TRANSFER TAX	
10/24/23	
9465-9479 N. Milwaukee Ave	
29424	\$ 7,500.00

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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:

IRC FOUR FLAGGS ANNEX, L.L.C.,
a Delaware limited liability company

By: IRC Retail Centers LLC,
a Delaware limited liability company
its manager

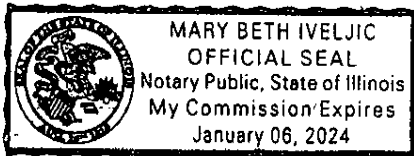
By: *Peter Foran*
Name: Peter Foran
Its: Authorized Signatory

STATE OF ILLINOIS

COUNTY OF DuPage

I, MaryBeth Iveljic, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Foran, an Authorized Signatory of IRC Retail Centers LLC, a Delaware limited liability company, the manager of IRC FOUR FLAGGS ANNEX, L.L.C., a Delaware limited liability company, 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 s/he signed and delivered said instrument as her/his free and voluntary act and the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and seal this 18 day of October 2023.



MaryBeth Iveljic
Notary Public MaryBeth Iveljic
Commission number 906740
My commission expires: 1/6/2024

Send Tax Bills to:
Nassimi Realty, LLC
550 7th Avenue, 15th Floor
New York, NY 10018

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EXHIBIT A

Legal Description

PINs: 09-14-200-033-0000 (Parcel 1)

09-14-200-037-0000 (Parcel 2)

Address (for informational purposes only): 9465-9479 N. Milwaukee Avenue, Niles, IL

PARCEL 1 (FEE INTEREST):

THAT PART OF THE NORTH 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF BLOCK 4 OF SUPERIOR COURT COMMISSIONERS' DIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14 WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, AS WIDENED BY CONDEMNATION IN 60S10942, RECORDED SEPTEMBER 28, 1960, SAID INTERSECTION BEING 40.81 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 4; THENCE NORTHWESTWARD ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 100.00 FEET; THENCE NORTHEASTWARD, AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 30.70 FEET TO A POINT IN A LINE, WHICH IS 100.00 FEET (MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 4; THENCE EASTWARD ALONG SAID PARALLEL LINE FOR A DISTANCE OF 306.52 FEET; THENCE SOUTHWARD ALONG A LINE, WHICH IS PARALLEL WITH THE WEST LINE OF BLOCK 3 OF SAID SUPERIOR COURT COMMISSIONERS' DIVISION FOR A DISTANCE OF 100.08 FEET TO SAID NORTH LINE OF BLOCK 4; THENCE WESTWARD ALONG SAID NORTH LINE OF BLOCK 4 FOR A DISTANCE OF 271.87 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF TAKEN FOR MILWAUKEE AVENUE,) IN COOK COUNTY, ILLINOIS.

PARCEL 2 (FEE INTEREST):

THAT PART OF BLOCK 4 OF SUPERIOR COURT PARTITION COMMISSIONERS' DIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 4, WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, AS WIDENED BY CONDEMNATION IN 60S10942, RECORDED SEPTEMBER 28, 1960 SAID INTERSECTION BEING 40.81 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 4; THENCE SOUTHEASTWARD ALONG THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 99.43 FEET MORE OR LESS, TO AN INTERSECTION WITH A LINE, WHICH IS 81.00 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 4; THENCE EASTWARD ALONG SAID PARALLEL LINE FOR A DISTANCE OF 210.88 FEET; THENCE NORTHWARD ALONG A LINE, WHICH IS PARALLEL WITH THE

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WEST LINE OF BLOCK 3 OF SAID SUPERIOR COURT COMMISSIONERS' DIVISION FOR A DISTANCE OF 81.06 FEET TO SAID NORTH LINE OF BLOCK 4; THENCE WESTWARD ALONG SAID NORTH LINE OF BLOCK 4 FOR A DISTANCE OF 271.80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Encumbrances

1. General taxes for the year(s) 2022 and 2023; 2022 final installment and 2023 not yet due or payable.
2. Lease to Petsmart, Inc. dated October 22, 2003 and recorded may 18, 2005 as Document No. 0513833213.
3. Lease to Marshalls of IL, LLC, as tenant, dated November 11, 2008, a memorandum of which was recorded November 18, 2008 as Document No. 0832333001.
4. Lease to Old Navy, LLC, a Delaware limited liability company, as tenant, dated March 31, 2010 a memorandum of which was recorded April 12, 2010 as Document No. 1010233025.
5. Short Form Lease, Wendy's International, LLC, a Delaware limited liability company, lessee, recorded on November 14, 2016 as Document No. 1631934016.
6. Memorandum of Sublease, Hamra Chicago, LLC, a Delaware limited liability company, lessee, recorded on November 14, 2016 as Document No. 1631934017, beginning November 7, 2016 and ending December 31, 2025.
7. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
 - (35) McAllister's Deli (Niles Deli)
 - (36) Party City
 - (37) Landmark Jewelers
 - (38) AT&T (Spearhead Mobility)
 - (39) Starbucks
8. Easement dated March 18, 1966 and recorded March 24, 1966 as Document No. 19776216.
9. Easement in the Grant recorded as Document No. 97942596.
10. Right of way and utility easement dated October 14, 2010 and recorded December 23, 2010 as Document Number 1035741010.
11. Construction, Operation, Maintenance and Reciprocal Easement Agreement dated May 15, 1985 and recorded March 24, 1986 as Document Number 86112985.
12. Encroachment of the wall located mainly on the Land onto the property North and adjoining by approximately 0.04 feet to 0.87 feet, shown on the ALTA/NSPS Survey by American Survey & Mapping, Inc., Job No. 1909334-23894_Niles IL.DWG dated September 27, 2019.

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13. Village of Niles Ordinance 2021-46 Accepting a Plat of Easement Grant for Certain Property located at 8203 to 8307 W. Golf Road recorded June 30, 2022 as Document No. 2218157040.
14. Non-exclusive, perpetual Sidewalk Easement, recorded on June 30, 2022 as Document No. 2218157041.

Property of Cook County Clerk's Office

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09-14-200-033-0000

20231001654841

1-987-558-352



COUNTY:	1,250.00
ILLINOIS:	2,500.00
TOTAL:	3,750.00

Property of Cook County Clerk's Office