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Doc# 2405908113 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2024 04:14 PM Pg: 1 of 5

This Instrument Prepared By:
Bradley M. Ader, Esq.
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash Avenue, 21st Floor
Chicago, Illinois 60611

Dec ID 20240201634417
ST/CO Stamp 1-716-400-688 ST Tax \$850.00 CO Tax \$425.00
City Stamp 0-329-265-712 City Tax: \$8,925.00

Upon Recording Mail To:
Kevin A. Sterling, Esq.
The Sterling Law Office LLC
112 South Sangamon Street, Suite 101
Chicago, Illinois 60607

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22nd day of February, 2024, between **Chicago Metropolitan Hospital, LLC**, an Illinois limited liability company and **Chicago Metropolitan Holding Company, LLC**, an Illinois limited liability company whose address is 303 E. Wacker Drive, Suite 2110, Chicago, Illinois 60601 (collectively the "Grantors"), and **Sawyer Franklin Investors LLC**, an Illinois limited liability company, whose address is 2020 N. California Avenue, Suite 208, Chicago, Illinois 60647 (the "Grantee"), WITNESSETH, that the Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Property"):

See Exhibit A attached hereto

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 the Grantors, either at law or in equity, of, in and to the Property, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

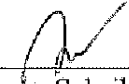
Grantors do hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through or under the Grantors, but not otherwise, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

[SIGNATURE PAGE FOLLOWS]

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

Chicago Metropolitan Hospital, LLC,
an Illinois limited liability company

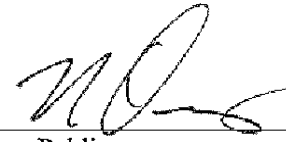
By: 
Name: Sameer Suhail
Its: Manager

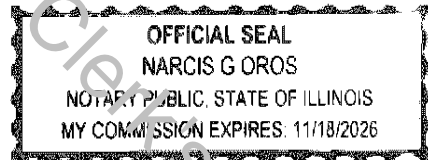
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sameer Suhail, personally known to me to be the manager of Chicago Metropolitan Hospital, LLC, an Illinois limited liability company, and 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 as such manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said manager, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of February 2024.

Commission expires 11/18, 2026

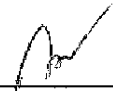

Notary Public



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

Chicago Metropolitan Holding Company, LLC,
an Illinois limited liability company


By: 
Name: Sameer Suhail
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 Sameer Suhail, personally known to me to be the manager of Chicago Metropolitan Holding Company, LLC, an Illinois limited liability company, and 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 as such manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said manager, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of February 2024.

Commission expires November 18 20 26


Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Sawyer Franklin Investors LLC
2020 N. California Avenue, Suite 208
Chicago, Illinois 60647



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Exhibit A to Deed

Legal Description

Parcel 1:

Lot 18 (except the West 5.50 feet) and all of Lots 19 to 24, inclusive, and the South 1/2 of the vacated alley lying North of and adjoining Lots 20 to 24 and a small portion of Lot 19, in Hambleton's Subdivision of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 15 to 25 both inclusive, in the Subdivision of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lots 1 and 2 in Peterson's Resubdivision of Lots 25, 26 and 27, and the North 1/2 of the vacated alley lying South of and adjoining said Lot 2, in the Subdivision of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Lots 14 to 17, inclusive, and the West 5.50 feet of Lot 18, in Hambleton's Subdivision of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(s): 16-11-222-019-0000
16-11-222-020-0000
16-11-222-029-0000
16-11-223-050-0000

Common Address(s): 520 & 522 N. Sawyer Avenue, Chicago, Illinois 60624
3250 & 3256 W. Franklin Boulevard, Chicago, Illinois 60624

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Exhibit B to Deed

Permitted Exceptions

1. General real estate taxes not yet due and payable.
2. Existing Chicago Building Code Violations Nos. CN002081, CN193000, CN193019, CN193029, CN193110 and CN196039.
3. Proceeding pending in Circuit Court as Case Number 2020CH03950 filed April 23, 2020 by ICON Capital, LLC against Chicago Metropolitan Hospital; Jose Diaz; and Miller Chicago LLC, an Illinois limited liability company, for specific performance.
Lis Pendens Notice recorded May 4, 2020 as document no. 2012507381.
4. Proceeding pending in Circuit Court as Case Number 23M1401152 filed October 8, 2023 by the City of Chicago, a municipal corporation against Chicago Metropolitan Hospital, LLC; Icon Capital LLC; Sameer Suhail; unknown owners and non record claimants and the Land for Municipal Code violations.
Lis Pendens recorded August 17, 2023 as document no. 2322955088.
5. Rights of the United States of America to recover any public funds advanced under the provisions of the various federal statutes relating to health care.
6. Easements, terms, provisions and conditions contained in the Easement Agreement dated December 13, 2013 and recorded December 17, 2013 as document no. 1335145048 by Total Renal Care, Inc., a California corporation and West Side Community Hospital Inc., an Illinois corporation.
7. Easement for ingress and egress over and upon 5 feet south and adjoining the north 345 feet of Lots 15 and 16 as created in Deed dated March 28, 1916 and recorded as document no. 5841203.
8. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated alley, vacated by Ordinance recorded June 29, 1971 as document no. 21527307.
9. Rights of the public and quasi-public utilities, if any, in said vacated alley, vacated by Ordinance recorded June 29, 1971 as document no. 21527307, for maintenance therein of poles, conduits, sewers and other facilities.
10. Matters of survey as disclosed by the survey prepared by National Survey Service, Inc. dated January 3, 2024 as Job No. N-130976.