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Doc#: 2408524433 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/25/2024 2:57 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY:

Samuel J. Schumer
Clark Street Law
191 North Wacker Drive, Suite 1600
Chicago, Illinois 60606

Dec ID 20240301659055

ST/Co Stamp 1-141-319-216 ST Tax \$2,500.00 CO Tax
\$1,250.00
City Stamp 0-394-602-032 City Tax \$26,250.00

AFTER RECORDING RETURN TO:

Samuel J. Schumer
Clark Street Law
191 North Wacker Drive, Suite 1600
Chicago, Illinois 60606
NCS-1166671

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of this 20th day of March, 2024 by **HALL OF FAME ACQUISITION NO. 2 LLC**, a Minnesota limited liability company having an address at c/o NJK Holding Corporation, 411 S. County Road, Suite 200, Palm Beach, Florida 33480 ("**Grantor**"), to and in favor of the following parties and in the following respects: (a) to **1434 W FILLMORE, LLC**, an Illinois limited liability company having an address of 6405 Caton Farm Road, Plainfield, Illinois 60586, an undivided one percent (1.00%) tenants-in-common interest in the whole, (b) to **THE FRUITFUL FAMILY FUND LLC**, a Delaware limited liability company having an address of 153 North Clinton Avenue, Elmhurst, Illinois 60126, an undivided sixty one and 38/100ths percent (61.38%) tenants-in-common interest in the whole, and (c) to **BASE 3 HOLDINGS LLC**, an Illinois limited liability company having an address of 2050 West Irving Park Road, Chicago, Illinois 60618, an undivided thirty seven and 62/100ths percent (37.62%) tenants-in-common interest in the whole (such parties as tenants-in-common and collectively, "**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, in fee simple, all interest in and to the real estate situated in the County of Cook and State of Illinois, and further described as follows, to-wit:

See Exhibit A attached hereto and by this reference made a part hereof (the "**Premises**").

Subject only to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

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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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances.


TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.



And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises, in whole or any part thereof, against all persons lawfully claiming by through or under the Grantor, but not otherwise.

MAIL TAX BILLS TO:

1434 W Fillmore, LLC
Attn: Manager
6405 Caton Farm Road
Plainfield, Illinois 60586

[SIGNATURE FOLLOWS]

REAL ESTATE TRANSFER TAX		21-Mar-2024
	CHICAGO:	18,750.00
	CTA:	7,500.00
	TOTAL:	26,250.00 *
17-17-325-023-0000 20240301659055 0-394-602-032		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Mar-2024
	COUNTY:	1,250.00
	ILLINOIS:	2,500.00
	TOTAL:	3,750.00
17-17-325-023-0000 20240301659055 1-141-319-216		

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EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PREMISES

LEGAL DESCRIPTION OF THE PROPERTY:

PARCEL 1:

LOTS 25 THRU 29, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY FIRST AMENDMENT TO DECLARATION OF AND GRANT OF EASEMENT DATED NOVEMBER 1, 2017 AND RECORDED DECEMBER 19, 2018 AS DOCUMENT 1835310052 FOR INGRESS, EGRESS AND ACCESS TO THE SANITARY SEWER FACILITIES LOCATED ON SITE PLAN EXHIBIT C OF THE DOCUMENT.

COMMON ADDRESS OF THE PROPERTY:

1434 W. Fillmore, Chicago, Illinois 60607

PERMANENT TAX IDENTIFICATION NUMBERS ASSOCIATED WITH THE PROPERTY:

17-17-325-023-0000
17-17-325-024-0000
17-17-325-025-0000
17-17-325-026-0000
17-17-325-027-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

1. Real estate taxes that are not yet due and payable.
2. General and special assessments payable after the date of this deed.
3. All matters of record.
4. Public utility, drainage, and highway easements, whether or not of record.
5. Rights of parties in possession.
6. Encroachments and other matters that would be disclosed by an accurate current survey or an inspection of the property.
7. Acts done or suffered by Grantee, or anyone claiming under Grantee.

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