

# UNOFFICIAL COPY

Doc#: 2408720004 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:01 AM Pg: 1 of 7

Dec ID 20240201633429

ST/Co Stamp 0-699-131-440 ST Tax \$3,763.00 CO Tax \$1,881.50

City Stamp 0-129-230-384 City Tax \$0.00

CCH 2103532LA Kouras DI 191

## SPECIAL WARRANTY DEED

THIS INSTRUMENT WITNESSETH THAT THE GRANTOR, 3815 ASHLAND L.L.C., an Illinois limited liability company, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, KCS Icebox CGX, LLC, a Delaware limited liability company, with its office at 2150 Goodlette-Frank Road N, Suite 702, Naples, Florida 34102, the following described real estate, situated in the County of Cook, and State of Illinois, known and described to wit:

SEE ATTACHED EXHIBIT "A" -LEGAL DESCRIPTION

Subject to:

SEE ATTACHED EXHIBIT "B"-PERMITTED EXCEPTIONS

Permanent Real Estate Index Numbers: 17-32-300-078-0000  
17-32-300-079-0000  
17-32-300-080-0000  
17-32-300-081-0000  
17-32-300-184-0000

Address of Real Estate: 3815 South Ashland Avenue, Chicago, Illinois

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 equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

(SIGNATURES ON FOLLOWING PAGE)

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Dated: March 26, 2024

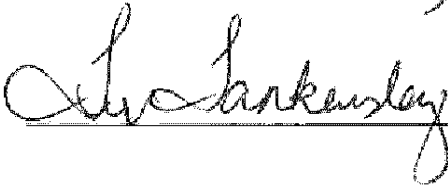
3815 ASHLAND L.L.C.,  
An Illinois limited Liability Company

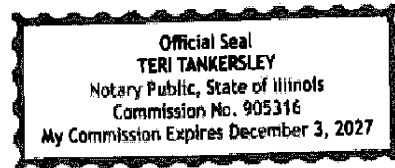
By:   
Stewart W. Mills, Manager

State of Illinois )  
County of ~~Cook~~ DuPage )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Stewart W. Mills, personally known to me to be the Manager of 3815 ASHLAND L.L.C., 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 authorized Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal,  
this 27 day of February, 2024

 Notary Public



This Instrument prepared by:  
Lawrence M. Freedman  
Ash, Anos, Freedman & Logan, L.L.C.  
95 Revere Drive, Suite G  
Northbrook, Illinois 60062

After recording return Deed to:  
Stephen R. Schuster  
Burke, Warren, MacKay & Serritella, P.C.  
330 N. Wabash, 21<sup>st</sup> Floor  
Chicago, Illinois 60611

Mail Future Tax Bills to:  
KCS Icebox CGX, LLC  
2150 Goodlette-Frank Road N, Suite 702  
Naples, Florida 34102

(SIGNATURE PAGE TO SPECIAL WARRANT DEED FOR  
3815 ASHLAND L.L.C.)

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## EXHIBIT 'A' LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 WITH A LINE PARALLEL TO AND 263 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST ON THE LAST DESCRIBED LINE 303.54 FEET TO A POINT OF CURVE AND POINT OF BEGINNING; THENCE NORTHEASTERLY ON A CURVE CONVEX TO THE SOUTHEAST, WITH A RADIUS OF 192 FEET, A DISTANCE OF 273.82 FEET MORE OR LESS, TO A POINT 526.56 FEET EAST OF THE WEST LINE AND 427.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE NORTHERLY ON A STRAIGHT LINE A DISTANCE OF 44.89 FEET MORE OR LESS TO A POINT IN A LINE WHICH IS PARALLEL TO AND 533 FEET EAST OF THE WEST LINE OF SAID SECTION 32, SAID POINT BEING 471.93 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH ON THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 85.23 FEET MORE OR LESS TO A POINT WHICH IS 386.68 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE SOUTHEAST, WITH A RADIUS OF 208 FEET, A DISTANCE OF 123 FEET, MORE OR LESS, TO A POINT 461.55 FEET EAST OF THE WEST LINE OF SAID SECTION 32 AND 289.6 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE 43.70 FEET TO A POINT 426.23 FEET EAST OF THE WEST LINE OF SAID SECTION 32 AND 263 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32, THENCE WEST ALONG A LINE 263 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32, 89.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE PARALLEL TO AND 576 FEET EAST OF THE WEST LINE OF SAID SECTION 32 WITH A LINE PARALLEL TO AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST ON THE LAST DESCRIBED LINE 20 FEET TO A LINE PARALLEL TO AND 596 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE NORTH ON SAID PARALLEL LINE A DISTANCE OF 484.07 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST WITH A RADIUS OF 262.70 FEET AN ARC DISTANCE OF 128.24 FEET TO A POINT 25 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AND 626.57 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE WEST ALONG A LINE 25 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, 50.57 FEET TO A LINE PARALLEL TO AND 576 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE SOUTH ON SAID PARALLEL LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 533.0 FEET EAST OF THE WEST LINE OF SAID SECTION 32 AND A POINT 320.75 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST 63.01 FEET TO A POINT ON A LINE THAT IS 596.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32, (SAID POINT BEING 322.12 FEET

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NORTH OF THE SOUTH LINE OF SAID SECTION 32) TO THE TERMINUS OF SAID LINE, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32, WITH A LINE PARALLEL TO AND 275 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE EAST ON LAST DESCRIBED LINE 462.93 FEET; THENCE NORTHEASTERLY ON CURVE CONVEX TO SOUTHEAST, WITH A RADIUS OF 350 FEET, A DISTANCE OF 162.48 FEET TO POINT OF TANGENT IN A LINE PARALLEL TO AND 533 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID; THENCE NORTH OF LAST DESCRIBED LINE 41.03 FEET TO A POINT 77.2 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO SOUTHEAST, WITH A RADIUS OF 227.2 FEET, A DISTANCE OF 180.25 FEET TO POINT OF TANGENT IN A LINE PARALLEL TO AND 145 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE WEST ON LAST DESCRIBED LINE 338 FEET TO A POINT IN A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SECTION 32, AFORESAID; THENCE SOUTH ON LAST DESCRIBED LINE 130 FEET TO PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

## PARCEL 4:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 WITH A LINE PARALLEL TO AND 263 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST ON LAST DESCRIBED LINE 303.54 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON A CURVE CONVEX TO SOUTHEAST, WITH A RADIUS OF 192 FEET, A DISTANCE OF 273.82 FEET MORE OR LESS TO A POINT 526.56 FEET EAST OF THE WEST LINE AND 427.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE NORTHERLY ON A STRAIGHT LINE A DISTANCE OF 44.89 FEET MORE OR LESS TO A POINT IN A LINE WHICH IS PARALLEL TO AND 533 FEET EAST OF THE WEST LINE OF SAID SECTION 32, SAID POINT BEING 471.93 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE NORTH ON LAST DESCRIBED PARALLEL LINE A DISTANCE OF 75.07 FEET MORE OR LESS TO A POINT WHICH IS 118.23 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO SOUTHEAST, WITH A RADIUS OF 350 FEET, A DISTANCE OF 162.48 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 275 FEET SOUTH OF THE NORTH LINE OF SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, SAID POINT BEING 495.93 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE WEST ON LAST DESCRIBED PARALLEL LINE 462.93 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE SOUTH ON LAST DESCRIBED PARALLEL LINE 127.35 FEET MORE OR LESS TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

## PARCEL 5:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE WITH A LINE PARALLEL TO AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST ON LAST DESCRIBED LINE A DISTANCE OF 280 FEET; THENCE NORTH ON A LINE PARALLEL TO AND 313 FEET EAST OF THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 63 FEET TO A POINT ON A CURVE TANGENT TO LAST DESCRIBED LINE AND CONVEX TO NORTHWEST, WITH A RADIUS OF 208 FEET A DISTANCE OF 193.92 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 263 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32, AFORESAID; THENCE WEST ON LAST DESCRIBED LINE A DISTANCE OF 364.05 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 (BEING THE EAST LINE OF SOUTH ASHLAND AVENUE); THENCE SOUTH ON LAST DESCRIBED LINE A DISTANCE OF 230 FEET TO A POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT NO. 1310022011.

PARCEL 6:

THE EAST 43 FEET OF THE WEST 576 FEET OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF WEST 38TH/ STREET AND NORTH OF THE NORTH LINE OF WEST 39TH/ STREET (PERSHING ROAD), EXCEPT THAT PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 533.0 FEET EAST OF THE WEST LINE OF SAID SECTION 32 AND A POINT 320.75 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32; THENCE EAST 63.01 FEET TO A POINT ON A LINE THAT IS 596.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32, (SAID POINT BEING 322.12 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32) TO THE TERMINUS OF SAID LINE, IN COOK COUNTY, ILLINOIS.

EXCEPT THE EAST 43 FEET OF THE WEST 576 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF WEST 38TH AND NORTH OF THE SOUTH LINE OF WEST 38TH STREET, IN COOK COUNTY, ILLINOIS AS DESCRIBED AS PARCEL C IN THE DEED OF DEDICATION CONVEYED TO THE CITY OF CHICAGO RECORDED SEPTEMBER 9, 1994 AS DOCUMENT NUMBER 94789551.

PERMANENT REAL ESTATE TAX NUMBERS:

17-32-300-078-0000  
 17-32-300-079-0000  
 17-32-300-080-0000  
 17-32-300-081-0000  
 17-32-300-184-0000

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## EXHIBIT B PERMITTED EXCEPTIONS

Taxes for the year(s) 2023 and 2024  
2024 taxes are not yet due or payable.

Agreed Order of Injunction recorded August 15, 2017 as document no. 1722741070 regarding case no. 10 M1 400930 in favor of the City of Chicago against defendant 3815 Ashland LLC and the terms and conditions contained therein.

The following environmental disclosure document(s) for transfer of real property appear of record which include a description of the Land insured or a part thereof:

Document number: 94077473 Date of recording: January 25, 1994

document number: 96488496 Date of recording: June 25, 1996

document number: 09012945 Date of recording: October 27, 1999

Railroad side tracks, switch tracks, spurs and right of way, as shown on survey dated prepared by Jacob & Hefner Associates dated May 25, 2021 and last revised February 13, 2023, Survey No. G193

Restrictions, reservations, covenants and easements contained in the deed from trustees of the Central Manufacturing district to Continental Can Company, Inc. dated November 15, 1933 and recorded November 20, 1933 as document no. 11318149, conveying Land as follows:

### Switch Track easement:

The trustees hereby reserve for themselves, their successors, grantees, lessees and assigns a perpetual easement over and across that part of the premises hereby conveyed, lying Northerly of a curved line convex to the Southeast and having a radius of 200 feet, said curved line beginning at a point 145 feet South of the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, and 371 feet East of the West line of said South 1/2 of the Southwest 1/4 of the Southwest 1/4, thence Northerly along said curved line to a point in the Easterly line of the premises hereby conveyed, said point being 16 feet Southerly of the Northeast corner of Said premises hereby conveyed, for the purposes of providing proper clearance for cars moving along the railroad track thereon, as now located and constructed and a means of ingress and egress for railroad service to the premises lying to the North of the premises hereby conveyed and East of Ashland Avenue, and an easement for the perpetual maintenance and operation of railroad tracks across said portion of said premises hereby conveyed to serve said premises to the North of the premises hereby conveyed. The trustees did heretofore in a certain deed, dated December 26, 1919 and recorded in the records office of Cook County, Illinois as document no. 6709135 from Said Trustees to General Fire Extinguisher Company, (a New York Corporation) reserve for themselves, their successors, grantees, lessees and assigns, the perpetual right to use, jointly with the grantee therein, the switch track lying within the boundaries of the premises therein conveyed, approximately as then located and constructed along the South side of said premises, for the purpose of providing proper clearance for cars moving along said track on said premises and as means of ingress and egress for railroad services to the premises lying to the West of the premises thereby conveyed and East of Ashland Avenue, and an easement for the perpetual maintenance and operation of a railroad track across said premises by said deed conveyed substantially along said line to serve said premises to the West of said premises by said deed conveyed. The trustees also in said deed reserved a perpetual easement over and across that portion of the premises thereby conveyed upon which the above mentioned track was then located and constructed and over and across that portion of said premises thereby conveyed, which lies South and Southeast of and adjoining the premises on which said track was located, for the purpose of connecting with said track, a railroad track serving the premises immediately South of the premises thereby conveyed, and extending

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West to Ashland Avenue and a perpetual easement over and across the said last mentioned portion of the premises thereby conveyed for the maintenance and operation of such track connection. The trustees hereby give and grant to the grantee, its successors, grantees and assigns, the Easement and right in perpetuity, for such track and track connection so reserved for the benefit of the property to the South of that conveyed by said deed.

(Affects Parcel 3)

Agreements, covenants and easements contained in the deed from Arthur G. Leonard, and others, as trustees of the central manufacturing district to the Continental Can Company, Inc., dated July 12, 1941 and recorded July 18, 1941 as document no. 12723585 as follows:

(A) easement in perpetuity reserved upon the Easterly 3 feet of Land aforesaid for use as a light and air easement.

(Affects Parcel 5)

Rights or easements in private streets, alleys or driveways existing on any part of the Land, if any, also rights of the owners or occupants of the Land abutting on said streets, driveways or alleys which are referred to in the deed in trust recorded as document no. 5814222 and as shown upon the Plats in our office.

(Affects Parcels 1, 2 and 6)

Reservation contained in deed from Consolidated Rail Corporation to Metropolitan Bank and Trust Company, as trustee under trust agreement dated February 15, 1977 and known as trust number 1200, recorded July 16, 1992 as document no. 92523958, relating to easements and rights for any and all existing signboards and their appurtenances Located on the Land. Together with rights and easements to construct, use, maintain, modify, repair, renew, replace, rehabilitate, and remove said signboards. Together with the exclusive right to sell and assign such rights and to retain any and all revenues, income, charges, consideration and fees derived therefrom.

(Affects Parcels 1, 2 and 6)

Acts of Grantee