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SPECIAL WARRANTY DEED

Doc#: 2409324125 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 11:05 AM Pg: 1 of 7

Dec ID 20240301658160

ST/Co Stamp 1-048-864-304 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-154-573-872 City Tax \$115,500.00

This document was prepared by:

Sullivan & Worcester LLP
One Post Office Square
Boston, Massachusetts 02109
Attn: John M. Steiner, Esq.

When recorded return to:

Kathryn Kovitz Arnold, Esq.
Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2600
Chicago, Illinois 60601

Send subsequent tax bills to:

The Chicago School – California, Inc.
400 South Jefferson Street
Chicago, Illinois 60607

Property Location:

400 South Jefferson Street
Chicago, Illinois 60607

PINs: 17-16-126-001-0000
17-16-126-013-0000

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT SIR CHICAGO LLC, a Delaware limited liability company, formerly known as Cole OF Chicago IL, LLC, having an office at Two Newton Place, 255 Washington Street, Suite 300, Newton, Massachusetts 02458 ("Grantor"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does GRANT, CONVEY, BARGAIN AND SELL

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to THE CHICAGO SCHOOL – CALIFORNIA, INC., a California nonprofit public benefit corporation (“Grantee”), its successors and assigns, the land situated in the County of Cook and the State of Illinois described on Exhibit A attached hereto and made a part hereof (the “Land”) together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to such Land (all of the foregoing being hereinafter collectively called the “Property”).

THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: the exceptions to title listed on Exhibit B attached hereto (collectively, the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee’s successors and assigns and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise, subject, however, to the Permitted Exceptions.

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Exempt under the provisions of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35ILCS 200/31-45) and with respect to the City portion under the provisions of Paragraph B of Section 3-33-060 of the City of Chicago transfer tax ordinance.

Dated as of March 21, 2024

GRANTOR:

SIR CHICAGO LLC,
a Delaware limited liability company

By: Yael Duffy
Yael Duffy
President and Chief Operating Officer

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, GRANTOR has caused its name to be signed by its duly authorized officer this 21 day of March, 2024.

GRANTOR:

SIR CHICAGO LLC,
a Delaware limited liability company

By: *Yael Duffy*
Yael Duffy
President and Chief Operating Officer

ACKNOWLEDGMENT

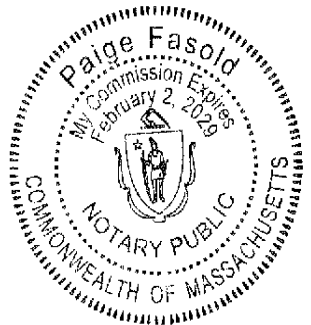
Commonwealth of Massachusetts)
) SS.
County of Middlesex)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Yael Duffy, the President and Chief Operating Officer of SIR CHICAGO LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and Chief Operating Officer, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of March, 2024.

Commission expires: 2/2/2029

Paige Fasold
Notary Public *paige Fasold*



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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION


LOT 1 AND THE NORTH 140.5 FEET OF LOT 2 EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:



BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 140.5 FEET OF LOT 2; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 140.5 FEET OF LOT 2, A DISTANCE OF 126 FEET TO A POINT; THENCE NORTH ALONG A LINE WHICH IS PARALLEL TO THE EAST LINE OF LOT 2, A DISTANCE OF 15 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE TO A POINT IN THE WEST LINE OF SAID LOT 2, SAID POINT BEING 37 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH 140.5 FEET OF LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 37 FEET TO THE POINT OF BEGINNING IN THE SUBDIVISION OF BLOCK 29 IN SCHOOL SECOND ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO, THE EAST AND WEST 20 FEET OF VACATED ALLEY BETWEEN SAID LOTS 1 AND 2 AFORESAID, IN COOK COUNTY, ILLINOIS.

PINS: 17-16-126-001-0000; 17-16-126-013-0000

COMMON ADDRESS: 400 S. JEFFERSON, CHICAGO, IL 60607

REAL ESTATE TRANSFER TAX		22-Mar-2024
	CHICAGO:	0.00
	CTA:	115,500.00
	TOTAL:	115,500.00 *
17-16-126-001-0000 20240301858190 1-164-673-872		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		22-Mar-2024
	COMMUNITY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-16-126-001-0000 20240301618160 1-048-854-304		

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real estate taxes for 2023 2nd installment and subsequent years, a lien not yet due and payable.
2. Matters disclosed on that certain ALTA Survey Number 2024-3179-001 prepared by Gremley & Biedermann, dated January 19, 2024.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: March | 19 | 2024

SIGNATURE: Yael Duffy
GRANTOR or AGENT
Yael Duffy, President and COO of SIR Chicago LLC

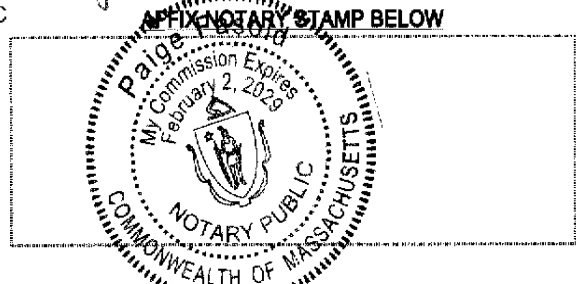
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Paige Fasold
Yael Duffy

By the said (Name of Grantor): President and COO of SIR Chicago LLC

On this date of: March | 19 | 2024

NOTARY SIGNATURE: Paige Fasold



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: April | 2 | 2024
~~March~~

SIGNATURE: Michael Horowitz
GRANTEE or AGENT
Michael Horowitz, President

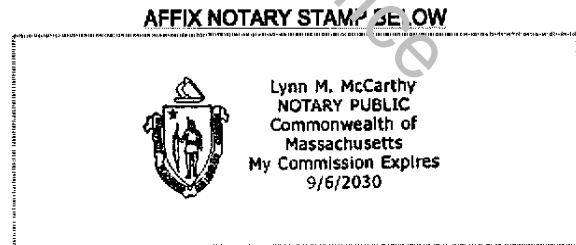
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: April | 2 | 2024
~~March~~

NOTARY SIGNATURE: Lynn M. McCarthy



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)