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2411709003

Doc# 2411709003 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$75.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/26/2024 9:35 AM

PAGE: 1 OF 6

Property of Cook County Clerk's Office

Special Warranty Deed

CHI 24306274 LI 1 of 2

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**SPECIAL WARRANTY DEED
(Illinois)**

Prepared By:

Williams Mullen
200 S 10th Street, Suite 1600
Richmond, VA 23219

**After Recording, Please Return To and Send
Subsequent Tax Bills To:**

NORTH SHEFFIELD LLC
DBA 939 W. NORTH LLC
120 N. Racine Ave, Suite 200
Chicago, Illinois 60607

Above Space for Recorder's Use Only

CC# 23062741L 56455 1 of 2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 24th day of April, 2024, by **939 NORTH AVENUE COLLECTION, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 711 High Street, Des Moines, Iowa 50392 in favor of **NORTH SHEFFIELD LLC**, a Delaware limited liability company, doing business as 939 W. NORTH LLC ("**Grantee**"), whose address is **120 N. Racine Ave, Suite 200, Chicago, Illinois 60607**.

WITNESSETH:

WITNESSETH, THAT, Grantor, for an in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in Cook County, State of Illinois, legally described as follows (the "**Property**"):

THE PROPERTY DESCRIBED ON **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel ID Number: 17-05-208-001-0000; 17-05-208-002-0000; 17-05-208-003-0000; 17-05-208-004-0000; 17-05-208-005-0000; 17-05-208-006-0000; 17-05-208-007-0000; 17-05-208-008-0000; 17-05-208-009-0000; 17-05-208-010-0000

Address of Property: 915-939 West North Avenue, Chicago, Illinois 60642-2507

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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TOGETHER with all and singular the improvements, hereditaments and appurtenances thereto 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 and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns in fee simple forever.

This conveyance is made subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show, but only to the extent that the same presently are valid and subsisting and affect all or any part of the Property; and nothing contained herein shall be construed as an acknowledgment of the validity of any of the same or as an extension, ratification or renewal thereof if the same otherwise have expired or become unenforceable by its own terms or by limitation, violation, or for any other reason whatsoever (collectively, the "**Permitted Exceptions**").

AND the Grantor, for itself, its successors and assigns, does hereby covenant and agree that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and shall and will **WARRANT AND FOREVER DEFEND** the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to the Permitted Exceptions.

[see signature on the following page]

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IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 17th day of April, 2024.

GRANTOR:

939 NORTH AVENUE COLLECTION, LLC, a Delaware limited liability company

By: PRINCIPAL REAL ESTATE INVESTORS, LLC,
a Delaware limited liability company, its authorized signatory

By: *David Straka*
Name: David Straka
Title: Managing Director
Asset Management

By: *Emily Kell*
Name: Emily Kell
Title: DT-Acquisitions/Dispositions

STATE OF Illinois §
COUNTY OF POK §

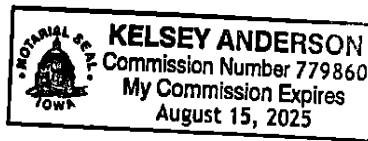
On this 17th day of April, 2024, before me, the undersigned notary public, personally appeared David Straka, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose as the Managing Director Asset Management of Principal Real Estate Investors, LLC, in its capacity as the authorized signatory of 939 North Avenue Collection, LLC, a Delaware limited liability company, on behalf of such entities.

(official seal)

Kelsey Anderson
Notary Public

My Commission Expires:

8-15-2025



[Notary Block Continues on Following Page]

REAL ESTATE TRANSFER TAX		26-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-05-208-001-0000 | 20240401683891 | 1-531-572-528

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		26-Apr-2024
	COUNTY:	10,480.25
	ILLINOIS:	20,960.50
	TOTAL:	31,440.75

17-05-208-001-0000 | 20240401683891 | 0-371-585-328

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STATE OF Iowa
COUNTY OF POK

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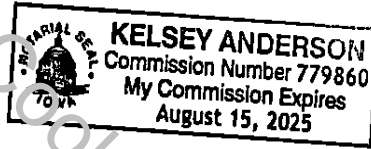
On this 17th day of April, 2024, before me, the undersigned notary public, personally appeared Emily J. Kell, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose as the Dir. Acquisitions/Dispositions of Principal Real Estate Investors, LLC, in its capacity as the authorized signatory of 939 North Avenue Collection, LLC, a Delaware limited liability company, on behalf of such entities.

(official seal)

Kelsey Anderson
Notary Public

My Commission Expires.

8-15-2025



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 15, 16, 17, 18 AND 19 IN J.A. YALE'S RESUBDIVISION OF BLOCK 39, ELSTON ADDITION TO CHICAGO IN THE NORTHEAST 1/4 NORTH AND EAST OF CANAL OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8, 9, 10, 11, 12, 13 AND 14 IN J.A. YALE'S RESUBDIVISION OF BLOCK 39, ELSTON ADDITION TO CHICAGO IN THE NORTHEAST 1/4 NORTH AND EAST OF CANAL OF SECTION 5, TOWNSHIP 39, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 6 AND 7 IN J.A. YALE'S RESUBDIVISION OF BLOCK 39, ELSTON ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 NORTH AND EAST OF CANAL OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.