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SPECIAL WARRANTY DEED



Doc# 2417888033 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/26/2024 1:32 PM
PAGE: 1 OF 3

THE GRANTOR, Fremont Partners III, LLC, now known as Fremont Hotel Partners, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, hereby grants, bargains, sells, and conveys to the grantee, 1529 N. Fremont LLC, a Delaware limited liability company with an address of 2000 N. Leavitt, Chicago, IL 60647 all of the following described land and the improvements thereon situated in the County of Cook in the State of IL, legally described and known as follows::

PARCEL A: ALL THAT PART OF WEST WEED STREET (66 FEET WIDE) LYING NORTH OF THE NORTH LINE OF LOTS 10 TO 15 (BOTH INCLUSIVE) IN J.A. YALE S RE-SUBDIVISION OF BLOCK 44 IN ELSTON'S ADDITION TO CHICAGO, EAST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 15, WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 10, AND SOUTH OF THE SOUTH LINE OF THE NORTH 14 FEET OF SAID WEST WEED STREET, ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOTS 10 TO 15, BOTH INCLUSIVE IN J. A. YALE S RESUBDIVISION OF BLOCK 44 IN ELSTON S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C: ALL THAT PART OF THE NORTH 8 FEET OF THE EAST-AND-WEST 16 FOOT ALLEY, VACATED PURSUANT TO ORDINANCE ADOPTED MARCH 25, 1964 AND PUBLISHED APRIL 22, 1964, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 10 TO 15, BOTH INCLUSIVE, IN JOHN YALE'S RESUBDIVISION OF BLOCK 44, IN ELSTON S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the permitted exceptions set forth in Exhibit A attached hereto

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Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

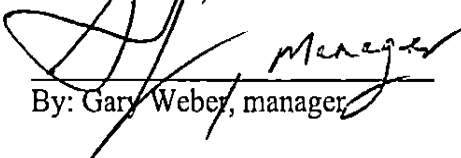
Permanent Real Estate Index Number(s): 17-05-214-023-0000; 17-05-214-024-0000

Address(es) of Real Estate: 1523 N. Fremont St, Chicago, IL 60642

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

25th day of June, 2024.

Fremont Partners III, LLC,
now known as Fremont Hotel
Partners, LLC, an Illinois Limited Liability


By: Gary Weber, manager

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Gary Weber, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager signed delivered the said instrument, pursuant to authority given by the manager of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.


Dated: 6/25/24
Mary Muendell Notary Public

My commission expires 8/24/2024



Prepared by:
The Weinger Law Firm LLC
161 North Clark St., Suite 1600
Chicago, IL 60601

Mail to:
SWK Attorneys LLC
500 Skokie Blvd., Suite
Northbrook, Illinois 60062
Attn: Joey Waldman

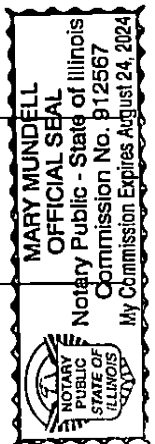
Name and Address of Taxpayer:
1529 N. Fremont LLC
2000 N. Leavitt
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		26-Jun-2024
	CHICAGO:	63,750.00
	CTA:	25,500.00
	TOTAL:	89,250.00

17-05-214-023-0000 | 20240601637460 | 1-119-765-296
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		26-Jun-2024
 	COUNTY:	4,250.00
	ILLINOIS:	8,500.00
	TOTAL:	12,750.00

17-05-214-023-0000 | 20240601637460 | 0-558-580-528



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EXHIBIT A

1. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated Weed Street and alley. (Affects Parcel A and C).
2. Rights of the public and quasi-public utilities, if any, in said vacated Weed Street and alley for maintenance therein of poles, conduits, sewers and other facilities. (Affects Parcel A and C)
3. Real Estate Taxes for the 2nd installment of 2023 and all subsequent years which are not yet due and payable
4. Lease between Laz Parking Chicago LLC and Seller dated March 8, 2023
5. Party wall rights of the owners of the property East and adjoining Lot 10 of the land, as established by agreement recorded August 13, 1945 as document 13573909 and the terms, covenants and provisions contained therein
6. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
7. Survey matters as referenced on survey prepared by Gremley & Biedermann dated June 24, 2024, Order No. 2024-32161-001:
 - a. Adverse encroachment of the 4 story concrete faced building located mainly on the property north and adjoining over and onto the subject parcel by approximately 0.07' to 0.10'
 - b. Adverse encroachment of the 4 story concrete faced building located mainly on the property east and adjoining over and onto the subject parcel by approximately 0.12' to 0.13'
 - c. Possible utility and quasi-utility easements for electric light poles, sewer mains, water mains, and underground utilities
 - d. Rights of adjoining owners to the use of the sewer main lines and the water main lines
 - e. Rights of Bureau of Forestry, RCN Metro Optical Networks-Chicago, Department of Water Management-Sewer Section, CDMW Water Section Consultant, Peoples Gas, Abovenet Communications, Comed-Distribution, CDOT-Division of Electrical Operations, CrownCastle
 - f. Rights of third parties to the use of and access to the wood sign and overhead signs located on the subject property