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This Instrument Prepared by:
Christopher L. Kopecky
Baker & McKenzie LLP
130 East Randolph Drive
Chicago, Illinois 60601



Doc#: 0719733070 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2007 09:31 AM Pg: 1 of 4

After recording, please mail to:

Angie Koettters
Chicago Title Insurance Company
171 N. Clark St., 3rd flr.
Chicago, Illinois 60601

Recorder's Use Only

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed") is made this the 3rd day of JULY, 2007, by and between TFC PARK STREET LLC, a Delaware limited liability company, whose legal address is 101 East Erie Street, Suite 960, Chicago, Illinois 60611 ("Grantor"), to and in favor of 319 E. ILLINOIS STREET, LLC, a Delaware limited liability company, whose legal address is 5847 San Felipe, Suite 3600, Houston, Texas 77057 ("Grantee").

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey unto Grantee, and its successors and assigns forever, all of the real property situated in the City of Chicago, Cook County, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), and all buildings, structures and other improvements and related amenities in and on the Land, whether or not affixed to the Land, as well as all appurtenances, betterments and additions thereto and replacements thereof, together with the following, to the extent such items do not pertain to, serve or affect any real property owned by Grantor and not part of the Land, (i) any and all right, title and interest of Grantor, if any, in and to all unreserved or unconveyed existing and future oil, gas and mineral rights and interests pertaining thereto; (ii) any and all right, title and interest of Grantor, if any, in and to easements or rights-of-way now or hereafter affecting or appurtenant to the Land and any of Grantor's rights, if any, to use same; (iii) any right, title and interest of Grantor, if any, in and to the portion of any and all roads, streets and ways bounding the Land and extending to the centerline of such roads, streets and ways; and (iv) any and all right, title and interest of Grantor, if any, in and to all drainage, water or other utility facilities to the extent same pertain to or benefit Land (collectively, the "Property").

This Deed is made and accepted expressly subject only to the Permitted Exceptions set forth in the attached Exhibit B.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, unto Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns, against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

Box 400-CTCC

8371188/8383985-D2-Tms (2 of 6)

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IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

TEC-PARK STREET LLC, a Delaware limited liability company

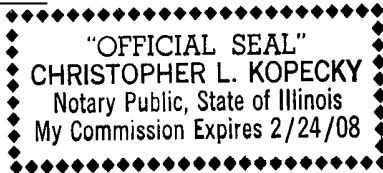
By: *Christopher T. Carley*
Name: Christopher T. Carley
Its: Manager


STATE OF ILLINOIS)
)
COUNTY OF COOK)


The foregoing instrument was acknowledged before me this 2nd day of July, 2007, by Christopher T. Carley, and The Manager, of TFC Park Street LLC a Delaware limited liability company, on behalf of said company.


Christopher L. Kopecky
Notary Public

My commission expires:



City of Chicago Real Estate
Dept. of Revenue  Transfer Stamp
518374 \$210,000.00
07/06/2007 11:23 Batch 00757 73

STATE TAX	
	JUL 12 07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000007999
	REAL ESTATE TRANSFER TAX
	28000.00
	FP 103024

COUNTY TAX	
	JUL 12 07
COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006049
	REAL ESTATE TRANSFER TAX
	14000.00
	FP 103022

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ATTACHMENT A

Legal Description

THE NORTH 160.00 FEET OF LOT 1 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87 106320, IN COOK COUNTY, ILLINOIS

319 E 2nd St
Chicago Ill

17 12 2019 017 + 018

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CITYFRONT CENTER EAST RECORD AS DOCUMENT 89410218, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 89608952 AND ANY SUBSEQUENT AMENDMENTS THERETO.

2. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DEVELOPMENT RIGHTS AGREEMENT DATED DECEMBER 31, 1985 AND RECORDED DECEMBER 31, 1985 AS DOCUMENT 85343997 AND FILED DECEMBER 31, 1985 AS DOCUMENT LR3487130.

3. TERMS, CONDITIONS AND PROVISIONS OF AN AGREEMENT REGARDING DEVELOPMENT RIGHTS DATED APRIL 18, 1997 AND RECORDED APRIL 18, 1997 AS DOCUMENT 97272956 BY AND BETWEEN THE CHICAGO DOCK AND CANAL TRUST AND THE HOTEL LAND COMPANY, L.L.C.

ASSIGNED TO 717 HB MINNEAPOLIS, INC. BY DOCUMENT RECORDED JANUARY 12, 2000 AS DOCUMENT 00032596.

4. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER THE UNRECORDED MANAGEMENT AGREEMENT DATED DECEMBER 10, 1999 IN FAVOR OF STANDARD PARKING CORPORATION, WITH NO RIGHTS TO PURCHASE THE LAND.