

# UNOFFICIAL COPY



Doc#: 0734818091 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/14/2007 03:52 PM Pg: 1 of 4

**THIS INSTRUMENT WAS PREPARED BY:** )  
Jennifer S. Manter )  
Pircher, Nichols & Meeks )  
900 North Michigan Avenue )  
Suite 1050 )  
Chicago, Illinois 60611 )

**AFTER RECORDING RETURN TO:** )  
Jonathan D. Lev )  
Pircher, Nichols & Meeks )  
900 North Michigan Avenue )  
Suite 1050 )  
Chicago, Illinois 60611 )

(Space reserved for recording data.)

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of this 30<sup>th</sup> day of November, 2007, between BLACKHAWK/HALSTED, LLC, an Illinois limited liability company ("**Grantor**"), having an address of 211 North Clinton Street, Chicago, Illinois 60661, and CFRI BLACKHAWK/HALSTED, L.L.C., a Delaware limited liability company ("**Grantee**"), having an address of c/o Commonfund Realty, Inc., 15 Old Danbury Road, P.O. Box 812, Wilton, Connecticut 06897.

**WITNESSETH**, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois commonly known as 825 West Blackhawk, Chicago, Illinois 60622, and being more particularly described in **Exhibit A** attached hereto and made a part hereof (the "**Property**").

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

**AND SUBJECT TO** those matters as contained in **Exhibit B** attached hereto and made a part hereof.

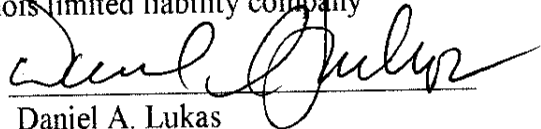
**TO HAVE AND TO HOLD** the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

**AND GRANTOR**, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims (other than those set forth on Exhibit B) of all persons claiming by, through or under Grantor, but not otherwise.

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**IN WITNESS WHEREOF**, Grantor hereby executes this instrument as of the day and year first above written.

**BLACKHAWK/HALSTED, LLC,**  
an Illinois limited liability company

By:   
Name: Daniel A. Lukas  
Title: Manager

Send Subsequent Tax Bills to:

CFRI Blackhawk/Halsted L.L.C.  
c/o Commonfund Realty, Inc  
15 Old Danbury Road  
Wilton, Connecticut 06897

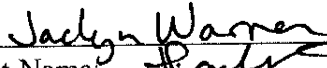
STATE OF ILLINOIS

COUNTY OF COOK

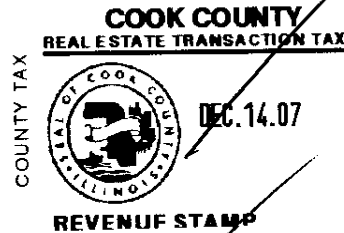
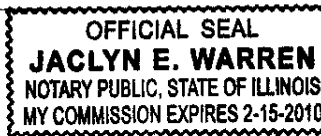
) ss.  
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel A. Lukas, the Manager of BLACKHAWK/HALSTED, LLC, an Illinois limited liability company, is 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 he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 30<sup>th</sup> day of November, 2007.

  
Print Name: Jaclyn Warner  
Notary Public

Commission Expiration: \_\_\_\_\_



REAL ESTATE TRANSFER TAX
1250000
FP 103042

# 0000035996

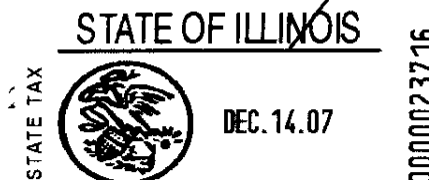
City of Chicago  
Dept. of Revenue  
538990



Real Estate Transfer Stamp  
\$0.00

12/14/2007 15:25 Batch 05381 47

1281161.2 11/19/2007



REAL ESTATE TRANSFER TAX
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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

#### PARCEL 1:

THE WEST 66 FEET OF LOTS 14 AND 15 (EXCEPT THE SOUTH 2 FEET 6 INCHES OF THE EAST 6 FEET THEREOF); THE WEST 60 FEET OF LOTS 16, 17, 18, 19, 20, 21 AND 22; AND THE NORTH 2 FEET 11 INCHES OF THE WEST 60 FEET OF LOT 23 IN J. A. YALE'S RESUBDIVISION OF BLOCK 59 IN ELSTON'S ADDITION TO CHICAGO (HERETOFORE VACATED) IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 1 TO 8, BOTH INCLUSIVE; THE NORTH  $\frac{1}{2}$  OF LOT 9; THAT PORTION OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOTS 1 TO 8, BOTH INCLUSIVE, AND THE NORTH  $\frac{1}{2}$  OF LOT 9 AND EAST OF AND ADJOINING LOTS 14 TO 21, BOTH INCLUSIVE, AND THE NORTH  $\frac{1}{2}$  OF LOT 22, LOTS 14 AND 15, EXCEPT THE WEST 66 FEET THEREOF; THE SOUTH 2 FEET 6 INCHES OF THE EAST 6 FEET OF THE WEST 66 FEET OF LOT 15; LOTS 16 TO 21, BOTH INCLUSIVE, EXCEPT THE WEST 60 FEET THEREOF AND THE NORTH  $\frac{1}{2}$  OF LOT 22, EXCEPT THE WEST 60 FEET THEREOF, ALL IN J. A. YALE'S RESUBDIVISION OF BLOCK 59 IN ELSTON'S ADDITION TO CHICAGO (HERETOFORE VACATED AS TO SAID LOTS AND SAID BLOCK 59) IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE SOUTH  $\frac{1}{2}$  OF LOT 9, ALL OF LOTS 10, 11, 12 AND 13, THE SOUTH  $\frac{1}{2}$  OF LOT 22 (EXCEPT THE WEST 60 FEET THEREOF), LOT 23 (EXCEPT THE NORTH 2 FEET 11 INCHES OF THE WEST 60 FEET THEREOF), AND LOTS 24, 25 AND 26, AND THAT PORTION OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOTS 10 TO 13 BOTH INCLUSIVE, AND THE SOUTH  $\frac{1}{2}$  OF LOT 9, AND EAST OF AND ADJOINING SAID LOTS 23 TO 26, BOTH INCLUSIVE, AND THE SOUTH  $\frac{1}{2}$  OF LOT 22 IN BLOCK 59 IN ELSTON'S ADDITION TO CHICAGO (HERETOFORE VACATED) IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 823 West Blackhawk, Chicago, Illinois

PIN: 17-05-219-002-0000  
17-05-219-003-0000  
17-05-219-005-0000  
17-05-219-006-0000

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Taxes for the year 2007 and subsequent years, which are a lien not yet due and payable.
2. Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Rents and Leases ("Mortgage") from Blackhawk/Halsted LLC, to National City Bank ("Lender"), in the amount of \$70,000,000.00 dated January 4, 2007 and recorded January 10, 2007 as Document Number 0701022068, as amended by First Amendment to Construction Mortgage, Fixture Filing and Assignment of Rents and Leases dated January 4, 2007 and recorded February 9, 2007 as Document Number 0704018029, and as further amended by the Assignment, Assumption and Consent Agreement ("Assignment") dated as of even date herewith among Grantor, Grantee and Lender, by which Grantee expressly agrees to assume and pay the Mortgage.
3. Assignment of Leases and Rents from Blackhawk/Halsted LLC, to National City Bank, dated January 5, 2007 and recorded January 10, 2007 as Document Number 0701022069.
4. Terms and provisions contained in the Subordination, Non-Disturbance, and Attornment Agreement by and among Town & Country Pediatrics, S.C., an Illinois service corporation (tenant), Blackhawk/Halsted, LLC, an Illinois limited liability company (landlord) and National City Bank (agent), dated January 4, 2007 and recorded January 10, 2007 as Document Number 0701022070.
5. Terms and provisions contained in the Subordination, Non-Disturbance, and Attornment Agreement by and among Blackhawk/Halsted, LLC, an Illinois limited liability company (landlord), The British School of Chicago, L.L.C., an Illinois limited liability company (tenant), and National City Bank (agent), dated January 4, 2007 and recorded January 10, 2007 as Document Number 0701022071.
6. Interest of British School of Chicago, LLC, a Delaware limited liability company, as lessee under an unrecorded lease made with Blackhawk/Halsted, LLC, lessor, for a term of 15 years and 4 months with options to extend, and right of first option to purchase, a memorandum of which was recorded March 24, 2006 as Document Number 0608318075.
7. Terms and provisions contained in the Subordination, Non-Disturbance and Attornment Agreement by and among Recreational Equipment, Inc., Blackhawk/Halsted, LLC, and National City Bank dated August 28, 2007 and recorded September 20, 2007 as document number 0726344067.
8. Terms and provisions contained in the Subordination, Non-Disturbance and Attornment Agreement by and among Advocate Health Centers Inc., Blackhawk/Halsted, LLC and National City Bank dated October 2, 2007 and recorded October 10, 2007 as document number 0728331043.