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THIS DOCUMENT WAS PREPARED BY:

Dean J. Marks, Esq.
Greenberg Traurig, LLP
77 W. Wacker Drive, Suite 2500
Chicago, Illinois 60601

Doc#: 0801618081 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/16/2008 03:56 PM Pg: 1 of 5

UPON RECORDING RETURN
TO AND SEND TAX BILLS TO:
Howard Gossage
25 E. Superior #1206
Chicago, Illinois 60611

The above space for recorders use only



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of January 11, 2008 by **55 CHICAGO PARTNERS, LLC** a Florida limited liability company, having an address at 55 West Wacker Drive, Suite 400, Chicago, IL, 60601 ("Grantor") to **HG INVESTMENT PROPERTIES, LLC**, an Illinois limited liability company, having an address at 25 E. Superior #1206, Chicago, Illinois 60611 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and warrant unto Grantee and Grantee's heirs, successors and assigns, in and to the following described land (the "Land") in Cook County, Illinois:

See Exhibit "A" attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to those matters described on Exhibit "B" attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

Permanent Real Estate Index Numbers: 17-09-423-007-0000 and 17-09-423-008-0000

Address of Real Estate: 55 West Wacker Drive, Suite 1120, Chicago, Illinois 60601

1 of 1
29791-004
1ST AMERICAN FILE Order #

5

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IN WITNESS WHEREOF, Grantor has executed this deed the day and year first above-written.

55 CHICAGO PARTNERS, LLC, a Florida limited liability company

By: 55 MANAGEMENT, LLC, a Florida limited liability company, its Manager

By: _____
Name: Eduardo Romero
Title: Manager

Property of Cook County Clerk's Office

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
541418 \$3,288.75
01/16/2008 09:31 Batch 07273 35



STATE TAX
STATE OF ILLINOIS
JAN. 16.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024803
REAL ESTATE TRANSFER TAX
00438.50
FP 103037

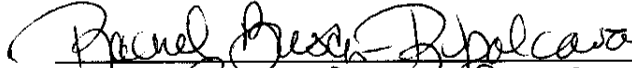
COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 16.08
REVENUE STAMP

0000037074
REAL ESTATE TRANSFER TAX
00219.25
FP 103042

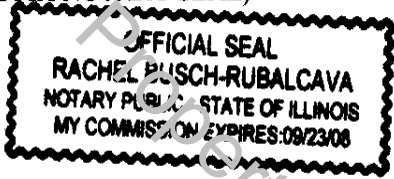
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STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 11th day of January 2008, by Eduardo Romero, as Manager of 55 Chicago Partners, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced _____ as identification.


Print Name: RACHEL BUSCH-RUBALCAVA
(Notary Public)
My Commission Expires: 9-23-08

(AFFIX NOTARY SEAL)



Notary of Cook County Clerk's Office

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 11E and 11F IN THE 55 WEST WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 17 IN THE EAST PART OF THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403102, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1990 AND RECORDED AS DOCUMENT 91092145 FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS TO, FROM, AND THROUGH THE PLAZA (AS DEFINED IN SAID AGREEMENT) AND WALKWAY (AS DEFINED IN SAID AGREEMENT) FOR GRANTOR AND GRANTEE AND THEIR RESPECTIVE AGENTS AND FOR THE TENANTS OF GRANTOR'S BUILDING AND GRANTEE'S BUILDING AND THEIR EMPLOYEES, AGENTS AND INVITEES OVER THAT PART OF THE LAND AS DESCRIBED WITHIN SAID AGREEMENT AND AS DEFINED ON EXHIBIT C OF THE AGREEMENT.

PARCEL 3:

NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND UPON COMMON PROPERTIES, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT FOR 55 WEST WACKER DRIVE, MADE BY 55 CHICAGO PARTNERS, LLC, DATED OCTOBER 23, 2007 AND RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403103, IN COOK COUNTY, ILLINOIS.

County of Cook Clerk's Office

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Exhibit B

Permitted Exceptions

1. Taxes for the year 2007 and subsequent years which are not yet due and payable.

Permanent Index Numbers:

17-09-423-007-0000 (Also affects other land not included herein)

17-09-423-008-0000 (Also affects other land not included herein)

2. Terms, conditions, provisions, limitations and easements of the document creating the easement described in Schedule C recorded as document 91092145, together with the rights of the adjoining owners in and to the concurrent use of said easement. Note: Memorandum of completion recorded January 26, 1995 as document 95047495.
3. Encroachment of the one story concrete block structures located mainly on the land onto the property West and adjoining by approximately 4.05 feet and 4.13 feet.
4. DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR 55 WEST WACKER DRIVE, recorded December 10, 2007 as document 0734403103.

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