

# UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

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

**COPY**



Doc#: 0824929045 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2008 12:21 PM Pg: 1 of 6

UPON RECORDING RETURN  
TO AND SEND TAX BILLS TO:

Bear Necessities  
55 W. Wacker Dr. Ste 1100  
Chicago, IL 60601  
Attn: Kathleen Casey

The above space for recorders use only

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of August 26, 2008 by **55 CHICAGO PARTNERS, LLC** a Florida limited liability company having an address at 55 West Wacker Drive, Suite 1500, Chicago, IL, 60601 ("Grantor") in favor of **BEAR NECESSITIES PEDIATRIC CANCER FOUNDATION**, an Illinois not-for-profit corporation having an address at 25 West Hubbard Street, 3<sup>rd</sup> Floor, Chicago, IL 60610 ("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, and convey unto Grantee and Grantee's heirs, successors and assigns, in and to the following described real property (the "**Property**") 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 Property 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.

THIS TRANSACTION IS EXEMPT UNDER 35 ILCS 200/31-45(b)

57,434,312

**received**

SA 297791-011

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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: E. Romero  
Name: Eduardo Romero  
Title: Co-Manager

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August 2008, by Eduardo Romero, as Co-Manager of **55 CHICAGO PARTNERS, LLC**, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

Lilla Razik  
Print Name: Lilla Razik  
(Notary Public)  
My Commission Expires: Nov 18, 2011

(AFFIX NOTARY SEAL)

City of Chicago

Dept. of Revenue

562134

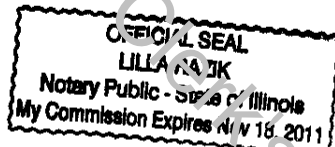
09/05/2008 10:35 Batch 00724 46



Real Estate

Transfer Stamp

\$3,930.00



Property of Cook County Notary Public's Office

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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

LOT(S) 11D, 11N, 11P, and 11Q IN THE 55 WEST WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 17 IN THE EAST PART OF THE SOUTHEAST ¼ 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 THE COMMON PROPERTIES, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS 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.

COMMON ADDRESS: 55 WEST WACKER DRIVE, CHICAGO, IL 60601  
PINS: A PORTION OF 17-09-423-007-0000 and 17-09-423-008-0000

THIS TRANSACTION IS EXEMPT UNDER 35 ILCS 200/31-45(b)

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Exhibit B

Permitted Exceptions

See Attached

Property of Cook County Clerk's Office



**SCHEDULE B**File No.: **297791-011**

Policy No.:

**EXCEPTIONS FROM COVERAGE**

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General real estate taxes for the 2007 final installment, year 2008 and subsequent years.  
 Permanent Index Number: 17-09-423-007-0000  
 Permanent Index Number: 17-09-423-008-0000  
 (also affects other land not included herein)
2. Terms, conditions, provisions, limitations and easements of the document creating the easements described in Schedule A 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. Nothing contained herein should be construed as insuring the exact location or dimensions of the easement described as Parcel 2 of Schedule A.
4. 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.
5. Terms, conditions, provisions, restrictions and easements contained in Declaration of Covenants, Restrictions and Easements for 55 West Wacker Drive, made by 55 Chicago Partners, LLC, recorded December 10, 2007 as document 0734403103.

End of Schedule B

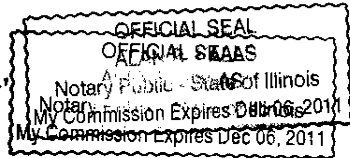
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 26, 2008 Signature [Signature]  
Grantor or Agent

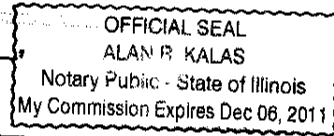
Subscribed and sworn to before me by the said [Signature] affiant this 26<sup>th</sup> day of AUGUST 2008.  
Notary Public [Signature]



The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 26, 2008 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] affiant this 26<sup>th</sup> day of AUGUST 2008.  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)