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08297181230

SPECIAL DELIVERY

Doc#: 0829718123 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/23/2008 03:19 PM Pg: 1 of 6

WARRANTY DEED

ILLINOIS

FREEDOM TITLE CORP.
6710 759 HWY 146D # 233

THE GRANTOR, **6 NM Development, Inc.**, an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) and No/100 Dollars, and other good and valuable Consideration in hand paid, CONVEYS AND SPECIALLY WARRANTS TO:

6 NM Retail, Inc., an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois, ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois ("Property"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-10-312-008-0000
Address of Real Estate: 6 N. Michigan Avenue, Chicago, Illinois 60602

Together with all and singular the hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion(s), remainder(s), rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with appurtenances, unto the Grantee, their heirs and assigns forever.

GRANTOR also hereby grants to the GRANTEE, its successors and assigns, all of the right and easements appurtenant to the above-described real estate, all as more fully set forth on Exhibit B, which Exhibit is attached hereto and made a part hereof. And the Grantor reserves for itself, its successors and assigns, the rights and easements set forth in said Exhibit B, for its successors and assigns.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and his/her/their heirs and assigns, that: (i) it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as set forth below or as stated in Exhibit B attached hereto; and (ii) it will warrant and defend said real estate hereby granted against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, subject to the exceptions herein.

Dated: 10/23/08

6 NM DEVELOPMENT, INC., an Illinois Corporation

By:

Its: Treasurer

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EXHIBIT A Legal Description of the Retail Parcel

RETAIL PARCEL 1:

THAT PART OF LOTS 6 AND 7 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.29 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +17.78 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7 AFORESAID; THENCE SOUTH 89°53'59" WEST ALONG THE SOUTH LINE OF LOT 7 AFORESAID, 162.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AFORESAID; THENCE NORTH 00°02'23" WEST ALONG THE WEST LINE OF LOT 7 AFORESAID, 13.74 FEET; THENCE SOUTH 89°19'21" EAST, 4.17 FEET; THENCE NORTH 00°40'39" EAST, 8.73 FEET; THENCE SOUTH 89°19'21" EAST, 50.05 FEET; THENCE SOUTH 00°40'39" WEST, 0.21 FEET; THENCE SOUTH 89°19'21" EAST, 13.45 FEET; THENCE NORTH 00°40'39" EAST, 14.47 FEET; THENCE SOUTH 89°19'21" EAST, 13.59 FEET; THENCE NORTH 00°40'39" EAST, 4.63 FEET; THENCE SOUTH 89°19'21" EAST, 7.80 FEET; THENCE SOUTH 00°40'39" WEST, 1.50 FEET; THENCE SOUTH 89°19'21" EAST, 20.28 FEET; THENCE NORTH 00°40'39" EAST, 1.50 FEET; THENCE SOUTH 89°19'21" EAST, 47.34 FEET; THENCE SOUTH 00°40'39" WEST, 2.80 FEET; THENCE SOUTH 89°19'21" EAST, 5.69 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00°01'07" WEST ALONG THE EAST LINE OF LOT 7 AFORESAID, 36.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

RETAIL PARCEL 2:

THAT PART OF LOTS 6 AND 7 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.29 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +17.78 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7 AFORESAID; THENCE NORTH 00°01'07" EAST ALONG THE EAST LINE OF LOTS 6 AND 7 AFORESAID, 50.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'08" WEST, 5.36 FEET; THENCE SOUTH 01°02'52" WEST, 2.77 FEET; THENCE NORTH 88°57'08" WEST, 12.45 FEET; THENCE NORTH 01°02'52" EAST, 7.21 FEET; THENCE NORTH 88°57'08" WEST, 19.60 FEET; THENCE SOUTH 01°02'52" WEST, 0.90 FEET; THENCE NORTH 88°57'08" WEST, 3.09 FEET; THENCE NORTH 01°02'52" EAST, 11.80 FEET; THENCE SOUTH 88°57'08" EAST, 5.05 FEET; THENCE NORTH 01°02'52" EAST,

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5.05 FEET; THENCE NORTH 88°57'08" WEST, 36.46 FEET; THENCE SOUTH 01°02'52" WEST, 6.95 FEET; THENCE NORTH 88°57'08" WEST, 9.16 FEET; THENCE NORTH 01°02'52" EAST, 6.95 FEET; THENCE NORTH 88°57'08" WEST, 7.57 FEET; THENCE NORTH 01°02'52" EAST, 15.58 FEET TO THE NORTH LINE OF SAID LOT 6 AFORESAID; THENCE SOUTH 88°56'18" EAST ALONG THE NORTH LINE OF LOT 6 AFORESAID, 88.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AFORESAID; THENCE SOUTH 00°01'07" WEST ALONG THE EAST LINE OF LOTS 6 AND 7 AFORESAID, 35.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-10-312-008-0000

ADDRESS: 6 N. Michigan Ave., Chicago, Illinois 60602

Property of Cook County Clerk's Office

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EXHIBIT B TO DEED OF CONVEYANCE PERMITTED ENCUMBRANCES

- (1) General real estate taxes not due and payable at the time of closing;
- (2) Applicable zoning, planned development, special service area and building laws and ordinances;
- (3) Encroachments, if any, which do not materially adversely affect the use of the property as a retail or office center;
- (4) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially adversely affect the use of the property as a retail or office space;
- (5) The declaration of covenants, conditions, restrictions and easements, cross easements, restrictions on use and occupancy, and other agreements more fully set forth in the document recorded on October 23, 2008 as document number 0829718124 with the Cook County Recorder of Deeds Office, including all amendments and exhibits thereto; AND RECORDED CONSECUTIVELY WITH THIS DEED
- (6) Any construction easement agreement including all amendments and exhibits thereto;
- (7) Acts done or suffered by grantee or anyone claiming by, through or under grantee; and
- (8) Liens and other matters of title over which freedom title corporation or another title insurance company selected by grantor is willing to insure at grantor's expense.

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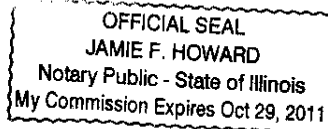
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 10/22 2008 C. L. Anderson Jr (agent)
Signature

Subscribed to and sworn before me this 20 day of Oct 2008

Jamie F. Howard
Notary Public

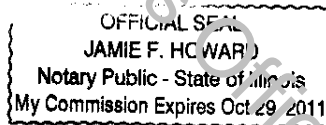


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 10/22, 2008. C. L. Anderson Jr (agent)
Signature

Subscribed to and sworn before me this 23 day of Oct, 2008

Jamie F. Howard
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY 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 PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)