

# UNOFFICIAL COPY



This Document Prepared by:

Doc#: 1000422099 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2010 10:50 AM Pg: 1 of 8

TFC Park Street LLC  
c/o The Fordham Company  
101 East Erie Street, Suite 960  
Chicago, Illinois 60611

## DEED IN LIEU OF FORECLOSURE

This Deed in Lieu of Foreclosure (this "Deed") is executed on December 31, 2009 (the "Effective Date" between TFC Park Street LLC, a Delaware limited liability company ("Grantor"), and New Water Park LLC, a Delaware limited liability company, 540 W. Madison Street, Suite 2500, Chicago, Illinois 60661 Attention: DRW Management I LLC, Manager, Donald R. Wilson JR, Manager ("Grantee").

Grantor, in consideration of Ten Dollars and other good and valuable consideration paid by Grantee, does hereby convey and quitclaim to Grantee and Grantee's legal representatives, heirs, successors and assigns, forever, the land legally described on Exhibit A (the "Land"), together with all buildings, structures, improvements and fixtures erected, installed or located in, on, or at the Land (the "Improvements"); together with all of Grantor's rights, title and interest, if any, in and to all easements, rights of way, and other rights appurtenant to the Land, and all of Grantor's right, title and interest, if any, in and to the land lying in the bed of any street or highway, opened or proposed abutting, in front of or adjoining the Land, to the center line of such street or highway, and in and to any strips or gores abutting or adjacent to the Land; together with all of Grantor's right, title and interest, if any, in and to any unpaid award to be made in lieu thereof and in and to any unpaid award for damage to the Land by reason of change of grade or a closing of any such street or highway, together with all right, title and interest of Grantor, in and to any streets and roads abutting the Land; together with the appurtenances and hereditaments thereto (together, the "Premises"); subject only to that certain Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing Dated July 3, 2007 and recorded with the Cook County Recorder of Deeds as document 0719733073 as modified by that certain Modification Agreement dated May 29, 2008 and recorded with the Cook County Recorder of Deeds as document 0815435229 (the "Mortgage") and to those certain encumbrances and exceptions described in Exhibit B (together with the Mortgage, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Permitted Exceptions, unto Grantee and Grantee's legal representatives, heirs, successors and assigns forever.

This Deed is delivered to Grantee in compliance with 735 ILCS 5/15-1401 (the "Act"), and is an absolute, present, unconditional and irrevocable conveyance of title, in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. There is no agreement for Grantee or anyone else to reconvey the Premises to Grantor under any

Exempt under provisions of paragraph (L), Section 31-45 Real Estate Transfer Tax Law.

12/31/09  
Date

*[Signature]*  
Seller

DRW Holdings/400 East Water Street/DIL/  
Deed in Lieu of Foreclosure

Box 334

8494580  
PHN WND No Abs  
2/12

# UNOFFICIAL COPY

circumstances whatsoever. This Deed is delivered pursuant to that certain Deed in Lieu of Foreclosure Agreement entered into between Grantor and Grantee.

All assurances and acknowledgements made by Grantor in this Deed are made to induce any title company to issue policies of title insurance affecting the Premises and are further made for the protection and benefit of Grantee and Grantee's successors and assigns, and all other persons who may hereafter acquire an interest in the Premises.

This Deed may be executed in counterparts and all counterparts taken together will be deemed a complete document.

*The remainder of this page is intentionally left blank*

*Signature Page to follow*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has duly executed this Deed effective as of the Effective Date.

**GRANTOR:**

TFC PARK STREET LLC

By: *Christopher T. Carley*  
Christopher T. Carley, Manager

AFTER RECORDING, PLEASE MAIL TO:

NAME Michael Roberts

ADDRESS Connelly Roberts & McGivney LLC, 55 West Monroe Street, Suite 1700

CITY, STATE Chicago, IL 60603

SEND TAX BILLS TO: New Water Park LLC, 540 W. Madison Street, Suite 2500,  
Chicago, Illinois 60661 Attention: DRW Management, LLC, Manager, Donald R. Wilson JR,  
Manager

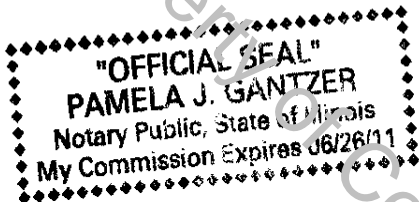
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF Cook ) ss.

I, Pamela J. Gantzer Notary Public in and for the State and County aforesaid, do hereby certify that Christopher T. Carley is the Manager of TFC Park Group LLC, who is personally known to me to the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary acts of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31<sup>st</sup> day of December, 2009.



Pamela J. Gantzer  
Notary Public  
My commission expires: 6/26/11

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 1 AND 2 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 8 (SAID EAST LINE BEING ALSO THE WEST LINE OF NORTH NEW STREET) WHICH IS 175.00 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTH LINE OF SAID BLOCK 8 AND RUNNING THENCE SOUTHWARDLY ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 115.00 FEET; THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOTS 1 AND 2; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOTS 1 AND 2, A DISTANCE OF 115.00 FEET, THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

THAT PART OF LOT 2 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE EAST LINE OF BLOCK 8 (SAID EAST LINE BEING ALSO THE WEST LINE OF NORTH NEW STREET) WHICH IS 290.00 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTH LINE OF SAID BLOCK 8 AND RUNNING THENCE SOUTHWARDLY ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 38.25 FEET; THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 2; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 38.25 FEET; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3:

THAT PART OF LOT 1 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 8 (SAID EAST LINE BEING ALSO THE WEST LINE OF NORTH NEW STREET) WHICH IS 160.00 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTH LINE OF SAID BLOCK 8 AND RUNNING THENCE SOUTHWARDLY ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 15.00 FEET; THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 15.00 FEET; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 4: (PARCEL P-7)

LOT 2 IN BLOCK 8 (EXCEPT THE NORTH 91.75 FEET THEREOF) 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 87106320 IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

PIN: 17-10-219-018-0000  
17-10-219-019-0000  
17-10-219-020-0000  
17-10-219-021-0000

Common Address: 319 E. Illinois Street, Chicago, Illinois

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR 2009 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.

Property of Cook County Clerk's Office

The image contains several handwritten marks. At the top, there are two groups of three parallel diagonal lines, one on the left and one on the right. Below these is a large, complex, and somewhat illegible signature or scribble consisting of multiple overlapping loops and lines.

# UNOFFICIAL COPY

## Grantor-Grantee Statement

(Exempt and ABI Transfer Declaration Statement  
Required Under Public Act 87-543 Cook County Only)

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 \_\_\_\_\_, \_\_\_\_\_

TFC Park Street LLC, a Delaware limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public \_\_\_\_\_

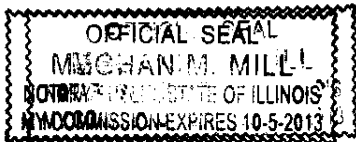
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated December 30, 2009

New Water Park LLC, a Delaware limited liability company

By: Jeffrey A. Levoff

Its: Manager



Subscribed and sworn to before me by the said grantee/ Jeffrey A. Levoff

this December day of 20, 2009

Notary Public Meghan M. Milll

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)