

# UNOFFICIAL COPY



Doc#: 1033631114 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/02/2010 03:59 PM Pg: 1 of 5

THIS DOCUMENT WAS PREPARED BY:  
Richard J. Miltimore  
Greenberg Traurig, LLP  
77 W. Wacker Drive, Suite 3100  
Chicago, Illinois 60601

UPON RECORDING RETURN  
AND SEND TAX BILLS TO:

Attn: Pilar Bascuñan  
INVERSIONES PUA LTDA.,  
Juan de La Fuente 734  
Lampa, Santiago, Chile



The above space for recorders use only

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of December 1, 2010 by **55 CHICAGO PARTNERS, LLC**, a Florida limited liability company having an address at 221 N. LaSalle Street, Suite 3900, Chicago, IL, 60601 ("Grantor") in favor of **USPUA CORP**, a Delaware corporation, having an address at Juan de La Fuente 734 Lampa, Santiago, Chile ("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.

MS 29791-014 2012  
First American Title Order #

C-7  
5


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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.

City of Chicago  
 Dept. of Revenue  
 607379


12/2/2010 15:20  
 dr00764



Real Estate  
 Transfer  
 Stamp  
**\$28,208.25**  
 Batch 2,139,624

STATE TAX

STATE OF ILLINOIS



DEC.-2.10


REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000060630

REAL ESTATE TRANSFER TAX
02686.50
FP 103037

COUNTY TAX

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX



DEC.-2.10

REVENUE STAMP

# 0000072922

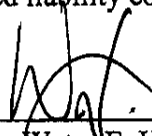
REAL ESTATE TRANSFER TAX
01343.25
FP 103042

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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: **MB REAL ESTATE SERVICES**, a Delaware limited liability company, its authorized agent

By:   
Name: Water E. Hennig  
Title: Authorized Representative

Property of COOK COUNTY Notary Public's Office

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November 2010, by Water E. Hennig, as authorized representative of MB Real Estate Services, LLC, which as authorized agent of 55 Chicago Partners, LLC. He is personally known to me or has produced \_\_\_\_\_ as identification.

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

(AFFIX NOTARY SEAL)



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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

LOTS P11, 9D, 9E, 9F, 9G, 9H, 9J, 9K, 9L, 9M, 9N, 9P, AND 9Q 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, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403102, IN COOK COUNTY, ILLINOIS.

Address of Property: 55 West Wacker Drive, Suite 900, Chicago, Illinois 60601

Permanent Index No.: 17-09-423-183-0000  
17-09-423-184-0000  
17-09-423-185-0000  
17-09-423-186-0000  
17-09-423-187-0000  
17-09-423-188-0000  
17-09-423-189-0000  
17-09-423-190-0000  
17-09-423-191-0000  
17-09-423-192-0000  
17-09-423-193-0000  
17-09-423-194-0000  
17-09-423-027-0000

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## Exhibit B

### PERMITTED EXCEPTIONS

1. All documents of record affecting the Property

