

# UNOFFICIAL COPY

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



Doc#: 1106331102 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/04/2011 04:10 PM Pg: 1 of 6

UPON RECORDING RETURN  
AND SEND TAX BILLS TO:

Attn: Keith Shahan  
The Independent Schools Association  
of the Central States, Inc.  
1165 N. Clark Street  
Suite 311  
Chicago, IL 60610

The above space for recorders use only

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of March 2, 2011 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 **THE INDEPENDENT SCHOOLS ASSOCIATION OF THE CENTRAL STATES, INC.** an Indiana not-for-profit corporation, having an address at 1165 N. Clark Street, Suite 311, 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.

# UNOFFICIAL COPY

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 transfer is exempt under 35 ILCS 200/31-45 (b) of the Illinois Revenue Transfer Act as well as Paragraph B of Section 74-106 of the Cook County Code of Ordinances. Only the Grantee's portion of the tax is exempt under Paragraph B of 3-33-070 of the Chicago Municipal Code.

*John W. ...  
attorney at Greenberg  
Traurig LLP for Grantor.*

Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
**609721**  
3/4/2011 15:22  
dr00191



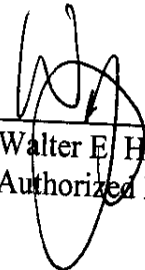
Real Estate  
Transfer  
Stamp  
**\$1,590.00**  
Batch 2,521,999

# UNOFFICIAL COPY

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, LLC**, a Delaware limited liability company, its authorized agent

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

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March 2011, by Walter 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: Sarah R. Riley  
(Notary Public)

My Commission Expires: 2/9/13

(AFFIX NOTARY SEAL)

OFFICIAL SEAL  
SARAH R. RILEY  
Notary Public - State of Illinois  
My Commission Expires Feb 09, 2013

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

LOTS 7N AND 7P 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, AND LETTER OF CORRECTION RECORDED JANUARY 19, 2011 AS DOCUMENT 1101931066, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

55 W Wacker Drive, Unit 701  
Chicago, IL

Permanent Index No.: 17-09-423-159-0000  
17-09-423-160-0000

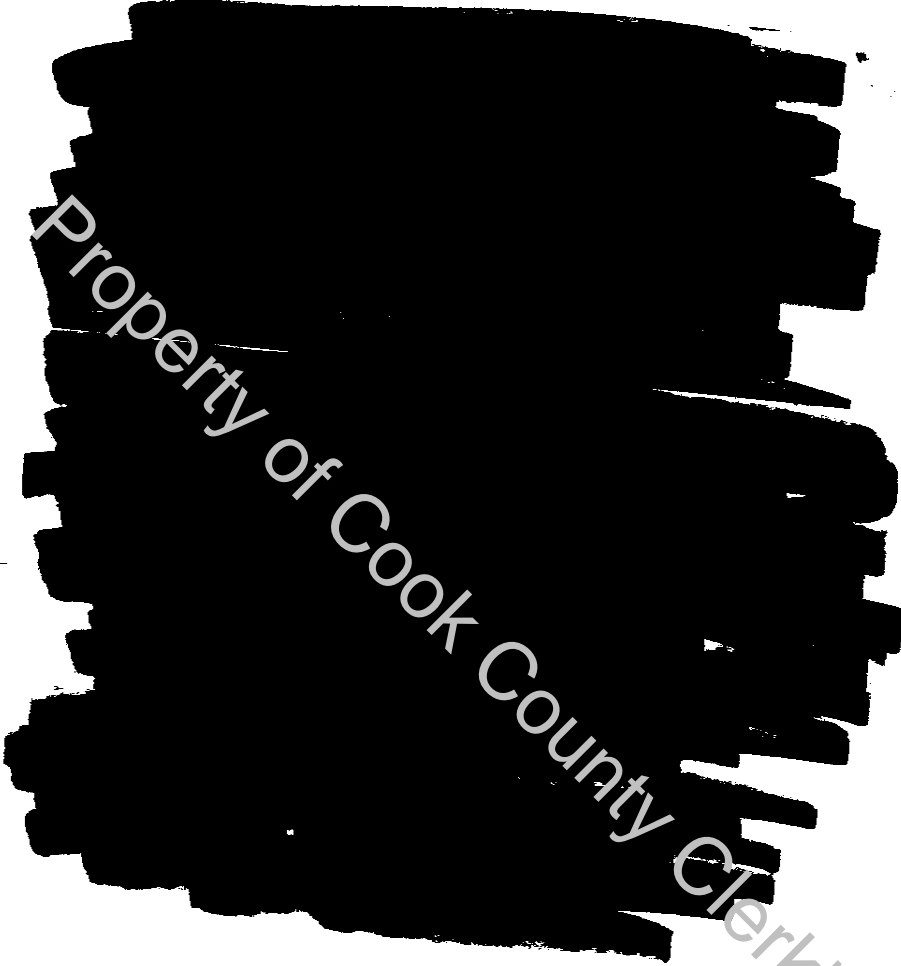
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. All documents of record affecting the Property.



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

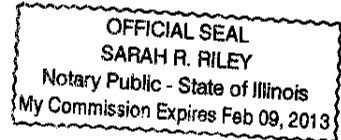
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 2, 2011

Signature \_\_\_\_\_

[Signature]  
Grantor or Agent  
Walter E. Hennig, as Authorized  
Representative of MB Real  
Estate Services, LLC, as  
authorized agent of Grantor.

Subscribed and sworn to before  
me by the said \_\_\_\_\_ affiant  
this 1st day of March,  
2011.  
Notary Public [Signature]



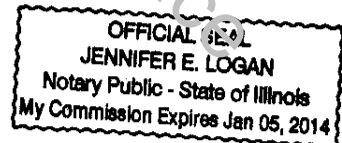
The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 2, 2011

Signature \_\_\_\_\_

[Signature]  
Grantee or Agent

Subscribed and sworn to before  
me by the said \_\_\_\_\_ affiant  
this 2nd day of March,  
2011.  
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.)