

# UNOFFICIAL COPY



Doc#: 1126645026 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/23/2011 11:15 AM Pg: 1 of 6

**THIS INSTRUMENT PREPARED BY:**

Rebecca M. Turner, Esq.  
Maddin, Hauser, Wartell,  
Roth & Heller, P.C.  
28400 Northwestern Highway,  
Third Floor  
Southfield, Michigan 48034-8004

**AFTER RECORDING RETURN TO:**

Maddin, Hauser, Wartell,  
Roth & Heller, P.C.  
28400 Northwestern Highway,  
Third Floor  
Southfield, Michigan 48034-8004  
Attn: Rebecca M. Turner, Esq.

Above Space for Recorder's Use Only

NCS-493367  
2062 JAB

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of 6-30, 2011, by **205 RANDOLPH INVESTORS, LLC**, an Illinois limited liability company, having an address of c/o Messer & Stilp, Ltd., 166 W. Washington, Suite 3000, Chicago, IL 60602 ("**Grantor**") to and in favor of **RANDOLPH ACQUISITION, LLC**, an Illinois limited liability company, having an address of 28400 Northwestern Hwy. Fourth Floor, Southfield, MI 48034 ("**Grantee**").

**WITNESSETH:**

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **REMOVE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, all interest in and to the real estate situated in the City of Chicago, County of Cook and State of Illinois known and described on **Exhibit A** attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "**Premises**").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

C.J.  
6

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, and that the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, subject to the Permitted Exceptions described in Exhibit B attached hereto.


[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office


City of Chicago  
Dept. of Revenue  
**615489**  
9/23/2011 10:24  
dr00198



Real Estate  
Transfer  
Stamp  
**\$136,500.00**  
Batch 3,572,188

STATE TAX  
STATE OF ILLINOIS  
  
SEP. 23. 11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005169  
REAL ESTATE  
TRANSFER TAX  
1300000  
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
SEP. 23. 11  
REVENUE STAMP

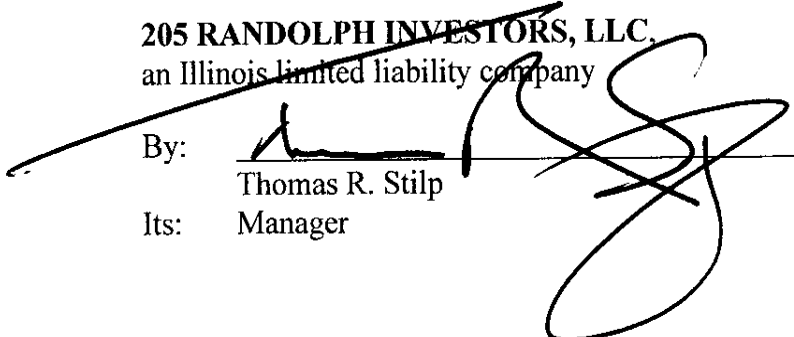
# 0000005004  
REAL ESTATE  
TRANSFER TAX  
0650000  
FP 103042

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IN WITNESS WHEREOF, Grantor has executed this deed the day and year first above-written.

**205 RANDOLPH INVESTORS, LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_  
Thomas R. Stilp  
Its: Manager



STATE OF ILLINOIS    }  
  } SS.  
COUNTY OF COOK    }

I, the undersigned a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that the above named Thomas R. Stilp, being the Manager of **205 Randolph Investors, LLC**, an Illinois limited liability company, personally known to me to be 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/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said trust in the capacity aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 29<sup>th</sup> day of June, 2011.

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



**SEND SUBSEQUENT TAX BILLS TO:**  
**RANDOLPH ACQUISITION, LLC**  
**ATTN: ANDREW V. FARBMAN**  
**28400 Northwestern Hwy.,**  
**Fourth Floor,**  
**Southfield, MI 48034**

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## EXHIBIT A LEGAL DESCRIPTION

LOT 1 IN BLOCK 14 IN ORIGINAL TOWN OF CHICAGO, IN THE SOUTHEAST ¼  
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 17-09-443-006-0000  
17-09-443-007-0000

ADDRESS: 205 West Randolph Street, Chicago, Illinois.

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## EXHIBIT B PERMITTED TITLE EXCEPTIONS

1. The second installment of 2010 taxes and the taxes thereafter for PIN: 17-09-443-006-0000.
2. The second installment of 2010 taxes and the taxes thereafter for PIN: 17-09-443-007-0000.
3. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
4. A financing statement recorded September 30, 2010 as 1027334021 of Official Records. Debtor: Seva Companies LLC Randolph & Wells. Secured Party: First Midwest Bank.
5. Matters as shown on plat of survey by Gremley & Biederman, Inc., dated August 19, 2010 Job No. 2010-14194-001 as follows:
  - a. Encroachment of the roof cornice onto public property North of and adjoining the land by 1.38 feet;
  - b. Encroachment of the roof cornice at the 4<sup>th</sup> and 14<sup>th</sup> floor onto public property North of and adjoining the land by 1.20 feet and east of and adjoining the land by 1.20 feet.
  - c. Encroachment of the roof cornice at 4<sup>th</sup> and 14<sup>th</sup> floor onto public property South and adjoining by 1.69 feet and east of and adjoining by 1.20 feet.
  - d. Encroachment of sheet metal vents, wall lamps, compressor and control switch, and air conditioning unit supports onto public property South of and adjoining the land.
  - e. Encroachment of the building located mainly on the land and onto property West of and adjoining the land by up to 1.00 foot.
  - f. Encroachment of the overhead sign located mainly on the land over onto the property west and adjoining and by the overhead sign located mainly on the land onto the property south and adjoining.
6. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
7. The land is located within the City of Chicago, and is subject to the City of Chicago Transfer Tax as set forth in Section 200.1-2 of the Municipal Code, and is also

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subject to Section 185-46.3 of the Municipal Code requiring fully payment certification for sewer and water charges.

8. Existing unrecorded leases, if any, and rights o parties in possession under such unrecorded leases.
9. Any lien, or right to a lien in favor of a property manager employed to manage the land.

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