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This Instrument Prepared by and After Recording Return to:

James E. Lentz
Ungaretti & Harris LLP
70 West Madison Street, Suite 3500
Chicago, Illinois 60602-4224



Doc#: 1126612159 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/23/2011 01:45 PM Pg: 1 of 6

This space reserved for Recorder's use only.

Property

SPECIAL WARRANTY DEED

Grantor, 400-410 MICHIGAN, LLC, a Delaware limited liability company, having its principal address at c/o Zeller Realty Group, 400 North Michigan Avenue, Suite S600, Chicago, Illinois, 60611, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to Grantee, 443 WABASH HOLDING, LLC, a Delaware limited liability company, its wholly-owned subsidiary in furtherance of Grantor's business plan, having its principal address at c/o Zeller Realty Group, 400 North Michigan Avenue, Suite S600, Chicago, IL 60611, forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto.

SIGNATURE PAGE FOLLOWS

Box 400-CTCC

S	Y
P	Y
S	Y
SC	Y
INT	Y

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88505190288

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IN WITNESS WHEREOF, said Grantor executes this Deed as of the 19 day of September, 2011.

400-410 MICHIGAN, LLC
a Delaware limited liability company

By: William R Bush
Name: William R. Bush
Title: Vice President & Secretary

STATE OF)
) SS.
COUNTY OF)

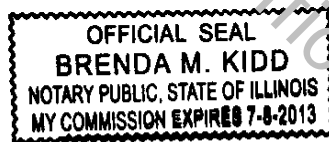
I, Brenda Kidd, a Notary Public in and for the County and State aforesaid, do hereby certify that William R. Bush, as VP & Secretary of 400-410 Michigan, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of September, 2011.

Brenda Kidd
Notary Public

My Commission Expires:

7/8/13



I HEREBY CERTIFY THAT NO TAX IS DUE ON THIS TRANSACTION PURSUANT TO THE PROVISIONS OF IL. PUBLIC ACT 90-317

James E. Ford
DATE 9/19/11
BUYER/SELLER OR REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 & 3, SEC. 200. 1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

9-19-11
Date James E. Ford
Buyer/Seller or Representative

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EXHIBIT A

Property Identification Numbers: 17-10-128-002-0000
 17-19-128-003-0000
 17-10-128-004-0000
 17-10-128-005-0000
 17-10-128-006-0000
 17-10-128-007-0000
 17-10-128-008-0000
 17-19-128-009-0000
 17-10-128-010-0000
 17-10-128-011-0000
 17-10-128-013-0000

Commonly Known As: 443 North Wabash, Chicago, Illinois

Send Subsequent Tax Bills To: 443 Wabash Holding, LLC
 c/o Zeller Realty Group
 400 N. Michigan Ave.
 Suite 3600
 Chicago, IL 60611

Legal Description:

PARCEL 1:

THE SOUTHWEST 1/4 OF LOT 2 AND THE SOUTH 1/2 OF LOT 3 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF LOT 6 AND THE SOUTH 1/2 OF THE WEST 10.00 FEET OF LOT 5 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF LOT 4 AND THE EAST 40.00 FEET OF THE SOUTH 1/2 OF LOT 5 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

THE NORTH 1/2 OF LOTS 4, 5, AND 6 IN BLOCK 11 OF KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTHWEST 1/4 OF LOT 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1, 2, 3, 4 AND 5 IN COUNTY CLERKS DIVISION OF THE NORTH 1/2 OF LOT 1 AND THE NORTHEAST 1/4 OF LOT 2 IN BLOCK 11 IN KINZIE ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THE SOUTHEAST 1/4 OF LOT 2 AND THE SOUTH 1/2 OF LOT 1 IN BLOCK 11 IN KINZIE ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. General real estate taxes not yet due and payable.
2. 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.
3. Terms, provisions, conditions and limitations of the ordinance granting an easement to the sanitary district of Chicago for the construction, etc., of an intercepting sewer as an adjunct of the Main Channel and West Side Treatment Works, passed July 28, 1932 by the City Council of the City of Chicago, a copy of which was recorded July 12, 1975 as Document 23137161. (Affects Parcel 2)
4. The following encroachments as shown on the plat of survey by Gremley & Biedermann dated July 25, 2011, number 2011-15350-001:
 - a. Encroachment of the overhead sign and its column, located mainly on Parcel 2, onto public property south and adjoining, by an undisclosed amount.
 - b. Encroachment of the fence located mainly on Parcel 6, onto public property east and adjoining by .16 to .65 feet.
 - c. Encroachment of the building located mainly on Parcel 2, onto public property west and adjoining by .19 feet.
 - d. Encroachment of the metal on the building located mainly on Parcel 2 onto public property south and adjoining by .08 feet.

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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 9-19-11 Signature [Signature] X
Grantor or Agent

Subscribed and sworn to before me by the said Elbert D Neal affiant
this 19th day of September, 2011. Robinson Jr

Notary Public [Signature]

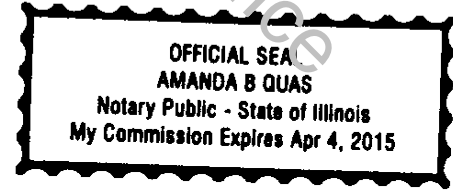


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 9-19-11 Signature [Signature] X
Grantor or Agent

Subscribed and sworn to before me by the said Elbert D Neal affiant
this 19th day of September, 2011. Robinson Jr

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)