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Doc#: 1210718050 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/16/2012 02:41 PM Pg: 1 of 5

UPON RECORDING RETURN TO:

Canmann & Chaiken
111 W. Washington, Suite 823
Chicago, Illinois 60602
Attn: David Chaiken

THIS INSTRUMENT PREPARED BY:

Ben Browder, Esq.
c/o Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

SPECIAL WARRANTY DEED

FIDELITY NATIONAL TITLE

STATE OF ILLINOIS

§
§
§

COUNTY OF COOK

184

KNOW ALL MEN BY THESE PRESENTS:

THAT, LSREF2 NOVA INVESTMENTS III, LLC, a Delaware limited liability company ("Grantor"), having an address of 2711 N. Haskell Avenue Suite 1800, Dallas, Texas 75204, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto MDMA HOLDINGS, LLC, an Illinois limited liability company ("Grantee"), having an address of 1914 W. Potomac, Chicago, Illinois 60622, (i) all that real property situated in the County of Cook, State of Illinois, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

FIDELITY NATIONAL TITLE 999011073

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TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

Mail Tax Bill To:

MDMA Holdings, LLC
1914 W. Potomac
Chicago, Illinois 60622

[SIGNATURE PAGE FOLLOWS]

CITY OF CHICAGO
CITY TAX
APR. 16. 12
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0087000
0000001763
FP 102803

STATE TAX
APR. 16. 12
REAL ESTATE DEPAR

REAL ESTATE TRANSFER TAX
0094000
0000007073
FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
APR. 16. 12
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0047000
0000007062
FP 326707

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IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 3rd day of April, 2012.

GRANTOR:

LSREF2 NOVA INVESTMENTS III, LLC,
a Delaware limited liability company

By: *Marisa K. McGaughey*
Name: Marisa K. McGaughey
Title: Assistant Vice President

Property of Court County's Office

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

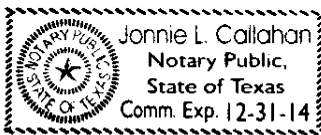
Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marisa K. McGaughey, the Assistant Vice President of LSREF2 NOVA INVESTMENTS III, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon she acknowledged that she was authorized to execute the within instrument on behalf of said limited liability company, and that she executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 3rd day of April, A.D., 2012.

(Seal)

Jonnie L. Callahan, Notary Public
(signature of Notary Public)

My Commission Expires: 12-31-2014



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EXHIBIT A

Legal Description

Lot 74 in Bauwens and Stewart Subdivision, being a subdivision of part of the West part of Block 20 in Canal Trustees Subdivision in the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian (except that part lying West of a line 50 feet East of and parallel with the West line of said Section), in Cook County, Illinois.

Tax# 17-05-309-010-0000; Address: 1003 N. Ashland Avenue, Chicago, Illinois

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Encumbrances

1. STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2011, AND FOR SUBSEQUENT YEARS.
2. RIGHTS OF PARTIES IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS.
3. ANY AND ALL MATTERS WHICH WOULD BE DISCLOSED BY A CURRENT, ACCURATE SURVEY AND/OR VISUAL INSPECTION OF THE PROPERTY.