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Doc#: 1213918048 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2012 12:09 PM Pg: 1 of 5

**SPECIAL
WARRANTY DEED**

This document was prepared by
and when recorded shall be returned to:

Dean J. Marks, Esq.
1040 W. Randolph
Chicago, IL 60607

Property Location:
221 N. LaSalle Street
Chicago, IL 60607

PIN NUMBER:
17-09-419-043-0000 (affects B1D)
17-09-419-049-0000 (affects 1D2)
17-09-419-050-0000 (affects 1E)
17-09-419-051-0000 (affects 1F)
17-09-419-052-0000 (affects 1G)

City of Chicago
Dept. of Finance
621364

5/18/2012 11:35
dr00764



Real Estate
Transfer
Stamp

\$13,125.00

Batch 4,607,487

**SPECIAL WARRANTY
DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT LW RETAIL, LLC, an Illinois limited liability company, having its principal office at 1425 Walnut Street, Suite 300, Philadelphia, PA 19102 ("Grantor") for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does GRANT, BARGAIN AND SELL to SIDEBAR OWNER, LLC, an Illinois limited liability company, having its principal office at 1040 W. Randolph Street, Chicago, IL 60607 ("Grantee"), its successors and assigns the land situated in the county of Cook and the State of Illinois described on Exhibit A attached hereto and made a part hereof (the "Land") together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to such Land (all of the foregoing being hereinafter collectively called the "Property").

THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: the exceptions to title listed on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise subject however to the Permitted Exceptions.

IN WITNESS WHEREOF GRANTOR has caused its name to be signed by its duly authorized

First American Title Order # NPS 536311 1 of 3

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officer this 9th day of May, 2012.

GRANTOR:

LW RETAIL, LLC, an Illinois limited liability company

By: [Signature]
Name: Reed J. Stogoff
Its: Manager

ACKNOWLEDGMENT

State of Pennsylvania)
County of PHILADELPHIA

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that REED J. STOGOFF, the MANAGER of LW RETAIL, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___th day of May, 2012.

Commission expires OCTOBER 26, 2015

Notary Public [Signature]
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAMES D. KEANE, Notary Public
City of Philadelphia, Phila. County
My Commission Expires October 26, 2015

Mail Tax Bills to:

Sidebar Owner, LLC
c/o Andrew Gloor
1040 West Randolph
Chicago, IL 60607

STATE OF ILLINOIS
STATE TAX
MAY. 18. 12
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0125000
0000009473
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY. 18. 12
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0062500
0000009370
FP 103042

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Parcel 1:

Lots B1D, 1D2, 1E, 1F, and 1G, in the LaSalle-Wacker Subdivision recorded with the Cook County recorder of deeds on September 4, 2008 as Document Number 0824816018, being a subdivision of part of Lots 3 and 4 in Block 18 in original Town of Chicago in the Southeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

Non-Exclusive permanent and perpetual easements for the benefit of Parcel 1, over and upon the common properties, as created by declaration of covenants, restrictions and easements, made by 221 North LaSalle Partners, LLC, dated August 11, 2008 and recorded September 4, 2008 as Document Number 0824816018, in Cook County, Illinois.

Address of Property: Lots B1D, 1D2, 1E, 1F, and 1G located at 221 N. LaSalle Street, Chicago, Illinois 60601

Permanent Index Numbers:

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- 17-09-419-051-0000 (affects 1F)
- 17-09-419-052-0000 (affects 1G)

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EXHIBIT B PERMITTED EXCEPTIONS

1. Taxes for the years 2011 final installment, 2012 and subsequent years which are not yet ascertainable or payable.

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17-09-419-052-0000 (affects 1G)
2. Terms, provisions, and conditions of the Memorandum of Agreement by Unicom Thermal Technologies Inc., and The Lurie Company dated October 13, 1997 and recorded November 25, 1997 as Document 97885604 relating to Chilled Water Service Agreement.
3. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded February 19, 1991 as Document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
4. Survey made by National Survey Service, Inc., as Survey No. N-127161, dated March 24, 2008, discloses the following:
 - a) Encroachment of iron guard rails over the South line of the land onto public right-of-way.
 - b) Encroachment of overhead sign over the South line of the land onto public right-of-way.
 - c) Encroachment of overhead sign with clock over the North and East line of the land onto public right-of-way.
 - d) Encroachment of loading dock ramp over the North line of the land onto lower Wacker Drive.
5. Temporary Bracing Easement Agreement recorded October 23, 2006 as Document 0629639028 and re-recorded October 23, 2006 as Document 0629631088 granting exclusive easement to install, maintain and remove bracing apparatus in connection with the construction of the project as described in Exhibit C attached thereto over the premises as set forth therein.
6. Terms and conditions contained in the Agreement of Adjacent Property Owners Regarding Setbacks and Easements for Light, Air and View dated October 19, 2006 and recorded October 23, 2006 as Document 0629639026 made by and between LaSalle Wacker Building, LLC, a Delaware limited liability company and 111 West Wacker Associates, LLC, an Illinois limited liability company.
7. Terms and conditions contained in the Easement Agreement dated October 23, 2006 and recorded October 23, 2006 as Document 0629639027 and re-recorded October 23, 2006 as Form No. 1402.06
ALTA Owner's Policy (6-17-06)
Policy Page 7
Policy Number: 536311
First American Title Insurance Company
Document 0629631087 made by and between LaSalle Wacker Building, LLC, a Delaware limited liability company, and 111 West Wacker Associates, LLC, an Illinois limited liability company.

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8. Terms, conditions and provisions of the Declaration of Covenants, Restrictions and Easements dated August 11, 2008 and recorded September 4, 2008 as Document 0824816018 creating the easement as described in Parcel 2 of Exhibit A to this Special Warranty Deed, together with the rights of the adjoining owners in and to the concurrent use of said easement.



Property of Cook County Clerk's Office