

# UNOFFICIAL COPY



This instrument was prepared by:

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Doc#: 1234639033 Fee: \$50.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/11/2012 02:03 PM Pg: 1 of 7

After recording mail to:  
Steven I. Holm, Esq.  
Levy Holm Pellegrino & Drath  
LLP  
950 Third Avenue, 31st Floor  
New York, NY 10022

For Recorder's Use Only

## ILLINOIS SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** made this 6<sup>th</sup> day of December, 2012, between FIRST STATES INVESTORS 5000A, LLC, a Delaware limited liability company ("Grantor"), and SL 231 LASALLE LLC, a Delaware limited liability company, having an address at c/o Berkley Properties, 55 Old Nyack Turnpike, Ste 210, Nanuet, New York 10954, as to an undivided 87.5% tenant in common interest, GEFEN CHICAGO LLC, a Delaware limited liability company, having an address at c/o Hellman Management, 5414 New Utrecht Ave., Brooklyn, NY 11219, as to an undivided 5.5% tenant in common interest, and GEFEN CHICAGO II LLC, a Delaware limited liability company, having an address at c/o Hellman Management, 5414 New Utrecht Ave., Brooklyn, NY 11219, as to an undivided 5.5% tenant in common interest, as tenants in common pursuant to that certain Tenancy in Common Agreement, a Memorandum of which is dated December 6 2012 and recorded                     , 2012 (each a Grantee and collectively, "Grantees"). \*concurrently herewith.

**WITNESSETH**, that Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, does hereby **CONVEY AND WARRANT** unto each Grantee, and the heirs or successors and assigns of each Grantee, forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cook and State of Illinois (the "Property");

See "Exhibit A" attached hereto and made a part hereof.

Commonly known as: 231 S. LaSalle Street, Chicago Illinois

Permanent Tax Number(s): 17-16-222-010, 17-16-222-006

P2-5098A 228 JB

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**TOGETHER** with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to the Property; **TO HAVE AND TO HOLD** the Property unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

**SUBJECT ONLY TO** the matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

**AND** Grantor does fully warrant the title to the land conveyed, subject only to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(Signature on Next Page)

Property of Cook County Clerk's Office

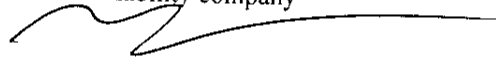
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*[Signature Page to Illinois Special Warranty Deed]*

**IN WITNESS WHEREOF**, the Grantor has duly executed this deed by its duly authorized officer or representative on the day and year first above written.

FIRST STATES INVESTORS 5000A, LLC,  
a Delaware limited liability company

By:

  
\_\_\_\_\_  
David E. Snyder  
Chief Financial Officer

City of Chicago  
Dept. of Finance  
**633724**

12/11/2012 13:25  
dr00764




Real Estate  
Transfer  
Stamp  
**\$1,018,500.00**

Batch 5,654,859

STATE TAX  
**STATE OF ILLINOIS**  
  
DEC. 11. 12  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
\$700000  
# 0000012594  
FP 103037

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
DEC. 11. 12  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
4850000  
# 0000012442  
FP 103042

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## ACKNOWLEDGMENT

State of California  
County of California

On 11/28/12 before me, Teresa Fakalata, Notary Public  
(insert name and title of the officer)

personally appeared David E. Snyder  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Teresa Fakalata* (Seal)



PROPERTY OF COOK COUNTY Clerk's Office

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## EXHIBIT A

### Legal Description

#### RECORD LEGAL

##### PARCEL 1:

LOTS 15 THROUGH 22 AND 25 THROUGH 32 (EXCEPT THAT PART OF LOTS 22 AND 25 TAKEN FOR THE EXTENSION OF SOUTH LASALLE STREET) AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 15 AND 32 IN PECK AND OTHERS SUBDIVISION OF BLOCK 116 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF WEST QUINCY STREET LYING NORTH OF AND ADJOINING THE NORTH LINE OF PARCEL 1 AFORESAID, AND LYING WEST OF THE EAST LINE OF THE SAID WEST 1/2 OF VACATED ALLEY EXTENDED NORTH AND EAST OF THE EAST LINE OF SOUTH LASALLE STREET EXTENDED NORTH.

##### PARCEL 3:

THAT PART OF THE NORTH 1/2 OF WEST JACKSON STREET LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF PARCEL 1 AFORESAID, AND LYING WEST OF THE EAST LINE OF SAID WEST 1/2 OF VACATED ALLEY EXTENDED SOUTH AND EAST OF THE EAST LINE OF SOUTH LASALLE STREET EXTENDED SOUTH.

##### PARCEL 4:

THE EAST 1/2 OF SOUTH LASALLE STREET LYING WEST OF AND ADJOINING THE WEST LINES OF PARCELS 1, 2 AND 3.

##### PARCEL 5:

LOTS 8 THROUGH 14 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 8 THROUGH 14 IN PECK AND OTHERS SUBDIVISION OF BLOCK 116 IN SCHOOL ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 6:

THAT PART OF THE SOUTH 1/2 OF WEST QUINCY STREET LYING NORTH OF AND ADJOINING THE NORTH LINE OF PARCEL 5 AFORESAID, AND LYING WEST OF THE WEST LINE OF SOUTH CLARK STREET EXTENDED NORTH AND EAST OF THE WEST LINE OF SAID EAST 1/2 OF VACATED ALLEY EXTENDED NORTH.

##### PARCEL 7:

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THAT PART OF THE NORTH 1/2 OF WEST JACKSON STREET LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF PARCEL 5 AFORESAID, AND LYING WEST OF THE WEST LINE OF SOUTH CLARK STREET EXTENDED SOUTH AND EAST OF THE WEST LINE OF SAID EAST 1/2 OF VACATED ALLEY EXTENDED SOUTH.

PARCEL 8:

THE WEST 1/2 OF SOUTH CLARK STREET LYING EAST OF AND ADJOINING THE EAST LINES OF PARCELS 5, 6, AND 7.

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## EXHIBIT B

### Permitted Exceptions

1. General Real Estate Taxes for years 2012, 2013 and subsequent years.  
The first installment of the 2011 taxes in the amount of \$938,799.65 is paid.  
The final installment of the 2011 taxes in the amount of \$909,180.72 is paid.  
The taxes for the years 2012 and 2013 are not yet ascertainable or payable.

Permanent Index Number: 17-16-222-010-0000

2. General Real Estate Taxes for years 2012, 2013 and subsequent years.  
The first installment of the 2011 taxes in the amount of \$616,670.05 is paid.  
The final installment of the 2011 taxes in the amount of \$602,851.33 is paid.  
The taxes for the years 2012 and 2013 are not yet ascertainable or payable.

Permanent Index Number: 17-16-222-006-0000

3. (A) Rights of the City of Chicago, the State of Illinois, the public and adjoining owners in and to said parcels;  
  
(B) Rights of public or of Quasi-Public Utilities, if any, for maintenance therein of poles, conduits, sewers, etc., in said parcels depicted on Survey, as disclosed by prior title evidence, also, such rights, if any, as may exist but are not disclosed by said survey.  
(affects Parcels 2, 3, 4, 6, 7, and 8)
4. Possible existence of vaults located underneath Parcel's 2, 3, 6, 7 and 8, as disclosed or implied by bond from the Pacific Hotel Company to the City of Chicago dated August 9, 1874 and recorded August 10, 1874 as document 108413, and the terms and provisions contained therein.
5. Lease by and between First States Investors 5000A, LLC, Lessor, and Accretive Health, Inc., Lessee, dated June 16, 2011 as disclosed by a memorandum recorded June 29, 2011 as document 1118041025, and the terms, provisions and conditions contained therein, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
6. LaSalle Central Redevelopment Project Area Accretive Health, Inc., Redevelopment Agreement recorded November 21, 2011 as document 1132531040, and the terms, conditions and provisions contained therein.
7. Subject to the following matters shown on survey, as disclosed by prior title evidence: a freight elevator, and enclosed overhead walkway and fire escape extend into easement for public road purposed along West Quincy Street right of way.
8. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.