

Doc#: 1300931069 Fee: \$44.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/09/2013 04:10 PM Pg: 1 of 4

Send tax notices to

Michigan Avenue 2.7 LLC Attn: Chad Middendorf 645 N. Kingsbury Street, #2001 Chicago, IL 60654

FOR RECORDER'S USE ONLY

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Greg A. Bouwer, Esq. Koransky, Bouwer & Poracky, P.C. 425 Joliet Street, Suite 425 Dyer, Indiana 46311

### SPECIAL WAPRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made effective this day of December, 2012, by HENRY WALTER HOLDINGS LLC, an Indiana limited liability company created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Illinois ("Grantor"), whose legal address is 600 East 84<sup>th</sup> Avenue, Merrillville, Indiana 46410, to MICHIGAN AVENUE 2.7 LLC, an Indiana limited liability company created, and existing under and by virtue of the laws of the State of Indiana ("Grantee"), whose legal address is 645 N. Kingsbury Street, #2001, Chicago, IL 60654.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee and to Grantee's heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to-wit:

See attached Legal Description

Address of Real Estate: 1455 S. Michigan Avenue, Chicago, Cook County, Illinois

Parcel Number: 17-22-108-012-0000; 17-22-108-013-0000; 17-22-108-014-000;

17-22-108-015-0000

Together with 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 Grantor, either in law or equity, of, in and to

Near North National Title 222 N. LaSalle Chicago, IL 60601

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the above-described premises, with the hereditaments and appurtenances, to have and to hold the said premises as above-described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that to the actual knowledge of Grantor's Assistant Vice President, Daniel Salmon, and without any further investigation into the matter, Grantor has not done or suffered to be done, anything, during Grantor's ownership of the real estate, whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except for the permitted encumbrances set forth in Exhibit "A" attached hereto and incorporated by reference herein; and it will warrant and defend the said premises against all persons lawfully claiming, or to claim the same by, through or under Grantor.

This Deed is an absolute conveyance, the Grantor having transferred said Property to Grantee for fair and adequate consideration.

Grantor declares that this conveyance is freely and fairly made.

IN WITNESS WHEREOF, the Grantor has executed this Deed to be effective as of the date set forth above.

| forth above.   |                                |  |
|--|--------------------------------|--|
|  | HENRY WAI                      | TER HOLDINGS LLC   |
|  | an Indiana limi                | ted liability company  |
|  |                                |  |
|  | B. L                           | DEREK R. DUNON VICE PRESIDENT  |
|  | Name:                          | DEREIC R. DUHON  |
|  | Title:                         | VICE PRESIDENT   |
| STATE OF <del>INDIAN</del> A $\mathcal{IU}_{+)}$   |                                |  |
| STATE OF <del>INDIAN</del> A <b>II</b> ( .)<br>) ss:<br>COUNTY OF L <del>AKE</del> ( o k ) |                                | 'O/4,  |
| I, the undersigned, a Notary Pub   | olic in and for said county ar | and state, certify that Derail R.  Iddings LLC, assume under company arms is subscribed to the foregoing |
| Duhon, as View 125   | of Henry Walter Ho             | oldings LLC, acome under company   |
| authority, personally known to me t  | o oc me person whose m         | aine is subscribed to the foregoing  |
| instrument, appeared before me this  | day in person and acknow       | wledged that he signed sealed and  |
| delivered the said instrument as his fr  |                                | e uses and purposes therein set forth,   |
| including the release and waiver of the Given under my hand and notar                      | ial seal this day of           | December, 2012.  |
| My Commission Expires: $\frac{9/26/2}{2}$  | W/3                            | my _   |
| My County of Residence: Cock   |                                | , Notary Public  |
|  | "OFFICIAL S                    | EAL"   |

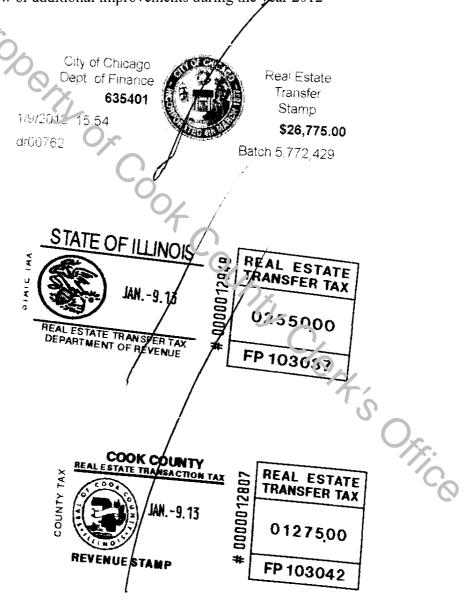
"OFFICIAL SEAL"
STAVROULA GIAFIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/26/2013

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# EXHIBIT A Permitted Encumbrances

- a. Covenants, conditions and restrictions of record;
- b. Private, public and utility easements and roads and highways, if any;
- c. Party wall rights and agreements, if any;
- d. Existing leases and tenancies;
- e. Special taxes or assessments for improvements not yet completed;
- f. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed
- g. General taxes for the year 2012 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2012



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### **LEGAL DESCRIPTION**

#### PARCEL 1:

LOTS 29 AND 30 IN THE SUBDIVISION OF LAVANTIA SPRING ADMINISTRATRIX IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE SOUTH 48 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; BOUNDED AND DESCRIBED AT FOLLOWS:

BEGINNING IN THE EAST LINE OF MICHIGAN AVENUE AT A POINT 12.233 CHAINS NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 1/4 SECTION (SAID POINT BEING ON THE SOUTH LINE OF LAND FORMERLY OF GILES SPRING) RUNNING THENCE EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH, A DISTANCE OF 25.70 FEET; THENCE WEST, A DISTANCE OF 160.00 FEET TO THE EAST LINE OF MICHIGAN AVENUE AND THENCE NORTH, A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING, BEING THE SAME AS:

ALL OF LOT 4 IN BLOCK 20 OF ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCA AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOTS 1 AND 2 IN FOSTER AND BUSEY'S SUBDIVISION OF LOTS 11 TO 14 OF ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 20 AND 8.94 P&FT NORTH OF AND ADJOINING SAME OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.