

Doc#: 1311922100 Fee: \$46.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2013 02:56 PM Pg: 1 of 5

Prepared by:
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601
Attention: Alison M. Mitchell, Esq.

After Recording Mail To:
Simpson Thacher & Bartlett LLP
425 Lexington Avenue
New York, New York 10017
Attention: Frank Mangiatordi, Esq.

Mail Tax Bills To:
BRE/MARS Property Owner LLC
c/o Property Tax Department
PO Box A-38979
Chicago, Illinois 60690

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SPECIAL WARRANTY DEED

This Indenture, made this 23rd day of April, 2013, between 161 TOWER ROAD LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and BRE/MARS PROPERTY OWNER LLC, a Delaware limited liability company, having an address of c/o The Blackstone Group, 345 Park Avenue, New York, New York 10154, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the party of the second part, FOREVER, the real estate described on Exhibit A attached hereto (the "Real Property"), situated in the County of Cook and State of Illinois.

Together with all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either at law or in equity of, in and to the Real Property, with the hereditaments and appurtenances:

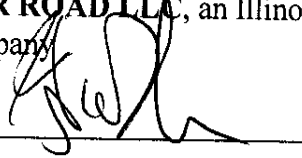
TO HAVE AND TO HOLD the Real Property, with the appurtenances, in fee simple unto the party of the second part, its successors and assigns, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL SPECIALLY WARRANT AND DEFEND, the Real Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

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IN WITNESS WHEREOF, said party of the first part has caused these presents to be executed, the day and year first above written.

161 TOWER ROAD LLC, an Illinois limited liability company

By: 
Name: _____ **Henry Bieber**
Title: Authorized Signatory **Vice President**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

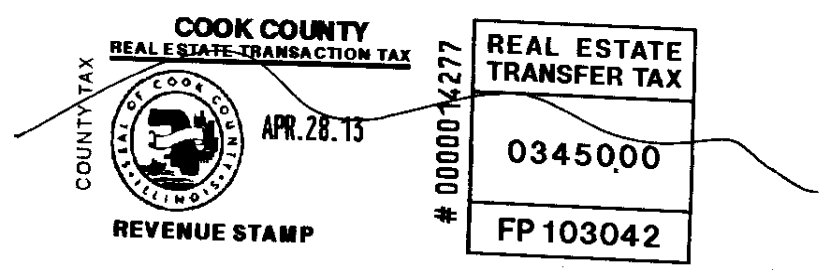
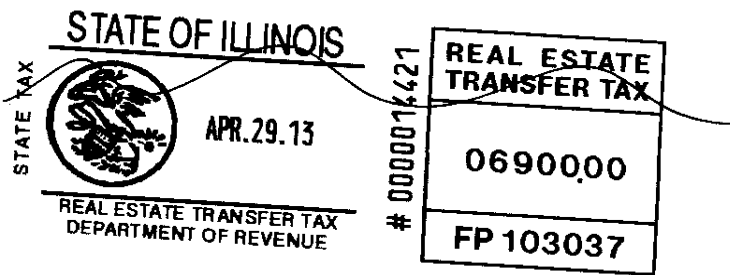
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Henry Bieber as Authorized Signatory of 161 TOWER ROAD LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the instrument as his/her free and voluntary act and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of April, 2013.



Notary Public

My commission expires on
12-4-2016



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EXHIBIT A

Legal Description

LOT 3 IN SHOE'S ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 19 AND 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 161 Tower Road, Burr Ridge, Illinois 60527

PIN: 18-19-300-034-0000

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the year(s) 2012, 2013 and subsequent years, which are not yet due and payable.
2. A 10 foot drainage and utility easement as shown on the plat of Shoes Addition recorded August 2, 1979 as document 25080404 along the East line of the land and over that part of the East 122.74 feet of Lot 3 lying 5 feet on either side of a line that is 376.87 feet South of the North line of Lot 3.
3. A 5 foot drainage and utility easement as shown on the plat of Shoes Addition recorded August 2, 1979 as document 25080404 along the South and North line of the land.
4. Building line 60 feet back from street line of Tower Drive and the Cul-De-Sac along the East end thereto as shown on the plat of subdivision recorded as document 20195595 and on plat of Shoes Addition recorded as document 25080404.
5. Easement over a strip of land 3 feet of even width being the Easterly 3 feet of that part of the West 1/2 of the East 1/2 of the West 3/4 of the East 1/2 of the Southwest 1/4 of said Section 19 lying Westerly of Illinois State Toll Highway, right of way to the Illinois Bell Telephone Company and the Commonwealth Edison Company as created by grant from Chicago Title and Trust Company, as Trustee under Trust Number 38387 dated August 29, 1959 and recorded September 22, 1959 as document 17664755.
6. Easement in, upon, under, over and along the land as shown on Exhibit 'A' to install and maintain all equipment for the purpose of serving the land and other property with gas service, together with right of access to said equipment as created by grant to Northern Illinois Gas Company recorded August 9, 1982 as document 26326619.
7. Easement in, upon, under, over and along the land as shown on exhibit to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded October 12, 1982 as document 26377460.
Modified by Modification of Grant of Easement recorded November 4, 1982 as document 26400766.
8. Easement in, upon, under, over and along the land as shown on Exhibit "W to install and maintain all equipment for the purpose of serving the land and other property with electric service together with right of access to said equipment as created by grant to the Commonwealth Edison Company recorded March 29, 1988 as document 88128854.

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9. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
10. Any lien or right to lien for services, labor, or materials heretofore or hereafter furnished for tenant improvements which are performed or contracted for by a tenant at the property.
11. The following matters disclosed by an ALTA/ACSM survey made by JLH Land Surveying Inc., on January 23, 2013 last revised January 24, 2013, designated Job No. 201300069,011:
 - (a) Encroachment of a fence 7.8 feet east of the west property line
 - (b) Catch Basins located throughout the land