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Doc#: 1311922106 Fee: \$48.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2013 03:10 PM Pg: 1 of 6

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

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made this 23RD day of April, 2013, between IFA III 67TH STREET 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.



VILLAGE OF BEDFORD PARK
\$50.00
REAL ESTATE TRANSFER TAX

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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.

STATE TAX

STATE OF ILLINOIS

APR. 29. 13

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014418

REAL ESTATE TRANSFER TAX
1550000
FP 103037

IFA III 67TH STREET LLC, an Illinois limited liability company

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

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

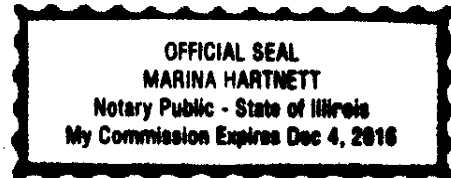
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Henry Bieber as Authorized Signatory of IFA III 67TH STREET LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and 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.

[Signature]
 Notary Public

My commission expires on

12-4-2016



COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 28. 13

REVENUE STAMP

0000014275

REAL ESTATE TRANSFER TAX
0775000
FP 103042

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EXHIBIT A

Legal Description

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 50.00 FEET AND THE EAST LINE OF THE WEST 934.00 FEET OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTH 50 FEET, A DISTANCE OF 682.68 FEET TO THE WEST LINE OF THE EAST 1024.78 FEET OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 420.70 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 49 SECONDS WEST 100.56 FEET TO THE SOUTH LINE OF THE NORTH 481.70 FEET OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 244.00 FEET TO THE EAST LINE OF THE WEST 1749.00 FEET OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 72.21 FEET TO THE SOUTH LINE OF THE NORTH 553.91 FEET OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 750.00 FEET; THENCE NORTH 82 DEGREES 59 MINUTES 10 SECONDS WEST 151.13 FEET TO A POINT ON THE EAST LINE OF THE WEST 849.00 FEET OF SAID SOUTHEAST 1/4 THAT IS 535.91 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 849.00 FEET OF SAID SOUTHEAST 1/4, A DISTANCE OF 54.21 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH 481.70 FEET OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 15.73 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 42 SECONDS WEST 42.11 FEET; THENCE NORTH 80 DEGREES 52 MINUTES 33 SECONDS EAST 109.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 463.70 FEET THAT IS 899.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 463.70 FEET OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.00 FEET TO THE EAST LINE OF THE WEST 924.00 FEET OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 413.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Address: 5043 West 67th Street, Bedford Park, Illinois 60638

PIN: 19-21-400-053-0000

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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. Lease made by Sciaky, Inc. to Ameritech dated June 4, 1996, a Memorandum of which was recorded August 2, 1996 as Document No. 96606149, demising the land for a term of years beginning June 4, 1996 and ending June 4, 2016, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.
3. Easement in favor of Skiaky, Inc. for the purpose of (i) providing space for parking of vehicles and storage of equipment and materials; and (ii) providing vehicular and pedestrian ingress and egress and access to and from all parts and parcels of the Sciaky parcel on and over and across the easement parcel recorded March 7, 2000 as Document No. 00159676 affecting the Southeasterly portion of the land, and the terms and provisions contained therein.
4. Grant of a Perpetual Easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, in favor of Nicor Gas, its successors and assigns recorded April 19, 2001 as document 0010318646, in, upon, under, along and across a strip of land approximately 400 feet long located on the Northerly part of the following described land.

Tract A:

That part of the West 108 feet of the East 1,132.78 feet of the South 431.70 feet of the North 481.70 feet of the Southeast 1/4 of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian (excepting that part lying South of a line drawn from a point on the East line of above tract 11 feet North of the Southeast corner thereof to a point on the West line of said tract, 0.20 feet North of the Southwest corner thereof)

Tract B:

That part lying East of the West 1,209.0 feet and West of the East 1,132.78 feet of the South 431.70 feet of the North 481.70 feet of the Southeast 1/4 of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian (excepting that part lying South of a line drawn from a point on the East line of above tract .20 feet North of the Southeast corner thereof to a point on the South line of said tract, 0.20 feet West of the Southeast corner thereof)

5. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.

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6. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
7. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
8. Any lien or right to lien for services, labor, or materials heretofore or hereafter furnished for tenant improvements which are performed or contracted by a tenant at the property.
9. The following matters disclosed by an ALTA/ACSM survey made by M. Gingerich, Gereaux & Associates on January 23, 2013, designated Job No. 201300069,014:
 - (a) drain located on the semi parking area along the westerly side of the land
 - (b) rights of way for railroad tracks and spurs along the southerly line of the land
 - (c) manholes located throughout the land

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Dorothy Roney of First American being duly sworn on oath, states that She resides at 30 N WASALLE, CHICAGO That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimension and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois to accept the attached deed for recording.

Dorothy Roney

SUBSCRIBED AND SWORN to before me
This 23rd day of April, 2013
[Signature]
NOTARY PUBLIC

