This instrument was prepared by Matthew Heinke Attorney for Wells Street Flats LLC 720 East Wisconsin Avenue, Milwaukee, Wisconsin 53202

Doc#: 1315719081 Fee: \$52.00 RHSP Fee:\$10.00 Affidavit Fee: Karen A.Yarbrough Cook County Recorder of Deeds Date: 06/06/2013 03:43 PM Pg: 1 of 8

AFTER RECORDING, RETURN TO:

Todd M. Stennes Dentons US LLP 233 South Wacker Drive, Suite 7800 Chicago, IJ. 60606

SPECIAL WARRANTY DEED

JV 333578

THIS SPECIAL WARPANTY DEED is made as of this _____ day of June, 2013, between WELLS STF EET FLATS LLC, a Delaware limited liability company ("Grantor") and HART 1225 OLD TOV/N, LLC, a Delaware limited liability company ("Grantee").

Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey to Grantee, its [heirs], successors, and assigns, the real property situated in the County of Cook and State of Illinois, which is more particularly described on Schedule 1 hereto, together with any appurtenances thereto, and together with any estate, right, title, interest, or claim of Grantor, either in law or equity, to the above premises, but SUBJECT, HOWEVER, TO:

- 1. Real estate taxes not yet due and payable;
- 2. General and special assessments payable after the date hereof;
- 3. Liens, claims, easements, covenants, restrictions, encumbrances, and other matters of record;
- 4. Zoning and other laws, ordinances, and regulations;
- 5. Public utility, drainage, and highway easements, whether or not of record;
- 6. Rights of parties in possession;
- 7. Encroachments and other matters which would be disclosed by an accurate survey or an inspection of the above premise;
- 8. Reservation of the East 7.00 Feet of Lots 23, 24 and 25 and the East 7.00 Feet of the North 13.00 Feet of Lot 26 of Parcel 7 for an alley as contained in the Warranty Deed from Abner Reeves to Charles A. Blandrock dated November 6, 1865 and recorded November 15, 1865 as Document 104905 and re-recorded October 18, 1872 as Document 63168 (Book 173/440) also in the Warranty Deed from Charles D. Blandrock and wife to Theodore Schauer dated September 1, 1873 and recorded October 22, 1873 as Document 132017 (Book 345/19) and in subsequent conveyances.

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- Terms, conditions, and limitations contained in the No Further Remediation Letter issued 9. by the Illinois Environmental Protection Agency and recorded December 23, 2003, as Document 0335710086.
- Terms, conditions, and limitations contained in the No Further Remediation Letter issued 10. by the Illinois Environmental Protection Agency and recorded May 8, 2013, as Document 1312813054.

The Grantor hereby covenants with Grantee, its heirs, successors, and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but none other.

[Signatures on following page]

Open Ox **REAL ESTATE TRANSFER**

06/06/2013



\$78,453.25 COOK ILLINOIS:

\$156,906.50 \$235,35975 TOTAL:

17-04-221-007-0000 | 20130501601319 | 9CY9CT

REAL ESTATE TRANSFER

06/06/2013

CHICAGO: \$1,176,798.75

\$470,719.50 CTA: TOTAL: \$1,647,518.**25**

17-04-221-007-0000 | 20130501601319 | 4SLZMQ

1315719081 Page: 3 of 8

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IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

Grantor:

WEL	LS STI	REET	FLAT	TS LL	C, a Delaware limited liability comp	pany		
Ву:		Northwestern Mutual Life Insurance Company, sconsin corporation, its member						
	By:	LLC,	a Del	aware	tual Real Estate Investments, limited liability company, its iliate and authorized representative			
%	9/3/	By: _ Name Its: M	Pau Manag	// l J. Ha ing Di	anson rector	SE.		
By:	Wells	s Stree	Flats	Holdi	ngs LLC, a Delaware limited liabilit	y company		
	By: Hines WS. Associates Limited Partnership, a Texas limited partnership, its Managing Member							
		By:			F (P I LC, a Delaware limited liabil partne:	ity company,		
			By:		s Interests Limited Partnership, a Deership, its sole member	laware limited		
				By:	Hines Holdings, Inc., 2. Γexas corp its general partner	oration,		
					By: O. Name: Title:	Č.		

1315719081 Page: 4 of 8

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IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

Grantor:	WEL	WELLS STREET FLATS LLC, a Delaware limited liability company							
	By:		thwestern Mutual Life Insurance Company, nsin corporation, its member						
	0	By:	Northwestern Mutual Real Estate Investments, LLC, a Delaware limited liability company, its wholly-owned affiliate and authorized representative						
	90	O X	By: Name: Paul J. Hanson Its: Managing Director						
	By:	Well	s Stree. Flats Holdings LLC, a Delaware limited liability company						
		By:	Hines WSF Associates Limited Partnership, a Texas limited partnership, its Managing Member						
			By: Hines WSF (P LLC, a Delaware limited liability company, its general partner By: Hines Interests Umited Partnership, a Delaware limited partnership, its sole member						
			By: Hines Holdings, Inc., a Texas corporation,						

its general partner

By:

1315719081 Page: 5 of 8

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STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

On this day of June, 2013, before me appeared Paul J. Hanson, who is personally to me known and known to me to be a Managing Director of Northwestern Mutual Real Estate Investments, LLC, a Delaware limited liability company, and to be the same person who, as such officer on behalf of Northwestern Mutual Real Estate Investments, LLC in its capacity as wholly-owned affiliate and authorized representative of The Northwestern Mutual Life Insurance Company, a W sconsin corporation, executed the foregoing instrument of writing in the name of Northwestern Matted Real Estate Investments, LLC and duly and severally acknowledged the execution thereof as the free act and deed of said limited liability company in its capacity as a member of Wells Street Flats LLC.

Howas Inches Notary Public, State of Wisconsin
My commission expires: March 2015 LOSI A. BERENBARD

Collyin Clerk's Office

STATE OF ILLINOIS) COUNTY OF COOK)

BEFORE ME, the undersigned authority, on this day personally appeared (KEVIN SHANNAHAN , known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the 52. HANAGINADIR/CEDOF Hines Holdings, Inc., a Texas corporation, the general partner of Hines Interests Limited Partnership, the sole member of Hines WSF GP LLC, the general partner of Hines WSF Associates Limited Partnership, the managing member of Wells Street Flats Holdings LLC, a member of Wells Street Flats L.C, and acknowledged to me that he/she executed said instrument for the purposes and considerations therein expressed, and as the act of said limited liability company.

GIVEN under my hand and official seal, this 3 day of June, 2013.

OFFICIAL SEAL G. VAN MOER NOTARY PUBLIC, STATE OF ILLINOIS S MY COMMISSION EXPIRES 8,30/2014

Notary Public, State of Illinois My commission expires: 8 30 2014

P.I.N. Numbers:

of County Clark's
IL 17-04-221-003-0000 Vol. 498 (Parcel 1) 17-04-221-041-0000 Vol. 498 (Parcel 2) 🗸 17-04-221-006-0000 Vol. 498 (Parcel 3) 🛩 17-04-221-007-0000 Vol. 498 (Parcel 4) 🛩 17-04-221-008-0000 Vol. 498 (Lot 6 of Parcel 5) 17-04-221-009-0000 Vol. 498 (Lots 4 and 5 of Parcel 5) 17-04-221-010-0000 Vol. 498 (Parcel 6) 17-04-221-011-0000 Vol. 498 (Parcel 7) .

Property Address (including zip code): 1225 N. Wells Street, Chicago, IL 606.0

Real Estate Taxes should be billed to:

HART 1225 Old Town LLC c/o Heitman 191 N. Wacker, Suite 2500 Chicago, IL 60606 Attn: Helen Garrahy

SCHEDULE 1 TO SPECIAL WARRANTY DEED LEGAL DESCRIPTION

ALL OF THE REAL ESTATE DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 163.00 FEET OF LOT 59 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 22, 23, 24 AND 25 AND THE NORTH 13.00 FEET OF LOT 26 IN ABNER REEFE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSTIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING THE LAST DESCRIPTION OF RECORD;

ALSO BEING KNOWN AS LOTS 7.2, 23, 24, AND 25 AND THE NORTH 13.00 FEET OF LOT 26 IN THE SUBDIVISION OF LOTS 44, 47, 48, 57, AND 58 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, SAID SUBDIVISION SOMETIMES REFERRED TO AS "ABNER R'LEFE'S SUBDIVISION", "REEVES' SUBDIVISION", "REEVES SUBDIVISION", AND "REAVE'S SUBDIVISION".

PARCEL 3:

THE SOUTH 9.00 FEET OF LOT 26 AND ALL OF LOT 27 (EXCEPT SOUTH 3.00 FEET THEREOF) IN REEVES SUBDIVISION OF BLOCKS 44, 47, 62–57 AND 58 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST OF ARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING THE LAST DESCRIPTION OF RECORD;

ALSO BEING KNOWN AS THE SOUTH 9.00 FEET OF LOT 26 AND ALL OF LOT 27 (EXCEPT THE SOUTH 3.00 FEET THEREOF) IN THE SUBDIVISION OF LC 53 44, 47, 48, 57, AND 58 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID SUBDIVISION SOMETIMES REFERRED TO AS "ABNER REEFE'S SUBDIVISION", "REEVES' SUBDIVISION", "REEVES SUBDIVISION", AND "REAVE'S SUBDIVISION".

PARCEL 4:

LOT 7 IN OWNERS RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 AND PART OF ORIGINAL LOTS 46, 47, 48, 49, 50, 54 AND 57 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 4, 5 AND 6 IN OWNERS RESUBDIVISON OF ORIGINAL LOTS 55 AND 56 AND PART OF ORIGINAL LOTS 46, 47, 48, 49, 50, 54 AND 57 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE SOUTH 1./2 (EXCEPT THE EAST 102.00 FEET THEREOF AND EXCEPT A PUBLIC ALLEY) OF LOT 55 IN BRONSON'S ADDITION TO CHICAGO, SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 3 IN OWNER'S RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 1 IN THE SUBDIVISION OF LOTS 53 AND 54 EXCEPT THE EAST 92.00 FEET OF SAID LOT 54 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.