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PREPARED BY:

Brian K. Kozminski, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc#: 1318439085 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/03/2013 01:30 PM Pg: 1 of 4

WHEN RECORDED RETURN TO:

Michael Baum, Esq.
Greenberg Traurig, LLP
77 West Wacker Drive
Suite 3100
Chicago, IL 60601

SEND FUTURE TAX BILLS TO:

8-12 East Walton LLC
1311 Mamaroneck Avenue
White Plains, NY 10605
Attn: Accounting Department

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 27th day of June, 2013 by the GRANTOR, Twelve East Walton, LLC successor by merger with Walton Street Holdings, LLC, whose address is c/o Blue Vista Capital Management, 111 S. Wacker Drive, Suite 3300, Chicago, Illinois 60606, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to 8-12 East Walton LLC, whose address is c/o Acadia Realty Trust, 1311 Mamaroneck Avenue, Suite 260, White Plains, New York 10605, in fee simple, all interest in the real estate legally described on Exhibit A attached hereto, together with all the tenements, hereditaments and appurtenances thereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however only to the matters set forth on Exhibit B.

PINs and Common Address(es): See Exhibit A

[Signatures begin on next page]

1st American Title Order # NCS-601423 / all #


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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

TWELVE EAST WALTON, LLC,
a Delaware limited liability company

By: MDMB Walton, LLC,
an Illinois limited liability company


By: 
Printed Name: Mario M. Tricoci
Its: Manager

LIMITED LIABILITY COMPANY:

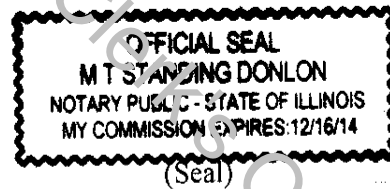
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


I, MARCO M. TRICOCI, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mario M. Tricoci, the MANAGER, of MDMB WALTON, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 24 day of June, 2013




Notary Public

My Commission Expires: 12/16/14



REAL ESTATE TRANSFER	07/01/2013
	CHICAGO: \$168,750.00
	CTA: \$67,500.00
	TOTAL: \$236,250.00

17-03-206-008-0000 | 20130601605326 | 69W45U

REAL ESTATE TRANSFER	07/01/2013
 	COOK: \$11,250.00
	ILLINOIS: \$22,500.00
	TOTAL: \$33,750.00

17-03-206-008-0000 | 20130601605326 | T9HTM3

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 4 IN THE SUBDIVISION OF JACOB ROSSKOPF AND OTHERS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

TO WIT: BEGINNING AT A POINT AT INTERSECTION OF THE EAST LINE OF LOT 4 WITH THE NORTH LINE OF WALTON PLACE (FORMERLY KNOWN AS WHITNEY STREET); RUNNING THENCE WEST 16 FEET; RUNNING THENCE NORTH THROUGH THE CENTER OF BRICK WALL SEPARATING THE BUILDING FORMERLY KNOWN AS 41 WALTON PLACE (NOW AT 12 EAST WALTON PLACE) STANDING UPON THE LAND HEREBY COVERED FROM THE BUILDING ADJOINING IT ON THE WEST 99.23 FEET; RUNNING THENCE EAST 16 FEET; RUNNING THENCE SOUTH 99.23 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 27 FEET AND 4 INCHES OF THE SOUTH 40.20 FEET OF LOT 3 IN JACOB ROSSKOPF AND OTHERS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 16 FEET OF LOT 4 IN JACOB ROSSKOPF AND OTHERS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 8-12 East Walton Street, Chicago, Illinois

PINs: 17-03-206-008-0000, 17-03-206-007-0000 and 17-03-206-006-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

Real estate taxes not yet due and payable.

The Land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document no. 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

Party Wall Agreement by and between Rush Walton, LLC and Discount Realty Services, LTD recorded August 12, 2009 as document no. 0922434093.

Agreement dated November 22, 1898 and recorded January 25, 1899 as document no. 2778449 for a party wall between the East 1/2 and the West 1/2 of Lot 4 aforesaid.

Any lien or right to lien for services, labor or material relating to construction of tenant improvements by Brioni Roman Style USA Corp. within the Property.

Rights of Tenants, as tenants only, pursuant to the Leases.

The following encroachments shown on survey made by National Survey Service, Inc. dated May 6, 2013 as Survey Number N-129119:

- a. southeast corner of building coping over the south line by 0.70' and over the east line by 0.77'
- b. southwest corner of building coping over the south line by 2.00' and over the west line by 2.00'
- c. corner of canopy over the south line by 2.49'
- d. sign, wall lights and lights over the south line by undisclosed amounts.

Property of Cook County Clerk's Office