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Doc#: 1322513053 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2013 02:06 PM Pg: 1 of 6

PREPARED BY:

Lawrence Mittman
Haynes and Boone, LLP
30 Rockefeller Plaza
26th Floor
New York, NY 10112

**AFTER RECORDING
RETURN TO:**

Lawrence Mittman
Haynes and Boone, LLP
30 Rockefeller Plaza
26th Floor
New York, NY 10112

8850982 DICB 1/5-

SPECIAL WARRANTY DEED

FMW RRI NC LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by FMW RRI I LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 5847 San Felipe, Suite 4650, Houston, Texas 77057, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's estate, right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions,

Special Warranty Deed
Pool 2, Property #29
Chicago, Illinois

City of Chicago
Dept. of Finance
649841



Real Estate
Transfer
Stamp

8/13/2013 13:15

\$0.00

dr00198

Batch 6,917,215

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unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantor further declares and warrants that: this Deed is a present, complete and absolute conveyance and grant of title and includes and unconditionally conveys all equitable and redemptive rights of Grantor; this conveyance is freely and fairly made; this Deed is not a mortgage, deed of trust or security device of any kind; and possession of the Real Property is hereby surrendered and delivered to Grantee, subject to the rights of existing tenants, if any, that are not extinguished by this conveyance. Grantor acknowledges and agrees to having transferred the Real Property to Grantee for a fair and adequate consideration.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

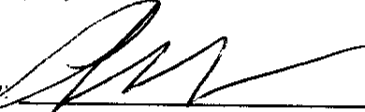
[Remainder of page intentionally left blank; Signature page(s) follow.]

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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date of the acknowledgement set forth below, to be effective on the 23RD day of July, 2013.

GRANTOR:

FMW RRI NC LLC, a Delaware limited liability company

By: 
Name: _____

Its: **Almond L. Nickerson, III**
Vice President and Secretary

STATE OF New York
COUNTY OF New York) ss.

I, Dawn M Lavelle, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Almond L. Nickerson III the Vice President of FMW RRI NC LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that he/she signed and sealed the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

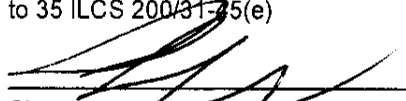
GIVEN under my hand and notarial seal this 3rd day of July, 2013.


Notary Public

My commission expires: July 27, 2013

DAWN M. LAVELLE
Notary Public, State of New York
No. 01LA(20)508
Qualified in New York County
Commission Expires Jul 27, 2013

Exempt from transfer tax pursuant to 35 ILCS 200/31-25(e)


Signature

SEND SUBSEQUENT TAX BILLS TO:

FMW RRI I LLC
5847 San Felipe, Suite 4650
Houston, Texas 77057

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EXHIBIT A

Legal Description

Lot 13 in the Assessor's Division of Block 33 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 162 East Ontario, Chicago, IL

Permanent Tax Index No.: 17-10-114-016-0000

EXEMPT UNDER PROVISIONS OF PARAGRAPH
4^f, SEC. 200.1-2(B-6) OR PARAGRAPH
4^e, SEC. 200.1-4(B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45
PARAGRAPH 4^e, REAL ESTATE TRANSFER
TAX ACT.

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

The following matters, to the extent and only to the extent the same are valid and subsisting against the subject property as of the date of this instrument:

1. Taxes for the year 2012 and subsequent years not yet due and payable.
2. Proceeding pending in Circuit Court as Case Number 10 CH 8014 Filed February 25, 2010 by Bank of America, N.A., successor by merger to LaSalle Bank National Association, in its capacity as trustee for the registered holders of Bear Stearns Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-PWR17, against R-Roof I, LLC, unknown owners and non-record claimants.

Lis Pendens Notice recorded February 25, 2010 as Document 1005644022.

3. Those encroachments and other matters, if any, noted on that survey by Webster, McGrath & Ahlberg Ltd., Order Number 2508-10047, as lasted revised (the "Survey").
4. Lease made by Motel 6 Operating L.P. to Coco Pazzo Café of Illinois, LLC, dated June 30, 2004 and recorded July 14, 2004 as Document No. 0419631059, demising the land for a term of years beginning April 1, 1995 and ending March 31, 2005, with an option for two 5-year extension, 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.

Note: The recorded Memorandum of Lease evidences no purchase option of right of first refusal.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 31, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said MATTHEW S. BLUISE

this 31 day of JULY
2013

[Signature]
Notary Public

ALECIA ERICA SMITH
Notary Public, State of New York
No. 02SM6144059
Qualified in Nassau County
Commission Expires April 24, 2014

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 31, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said MATTHEW S. BLUISE

this 31 day of JULY
2013

[Signature]
Notary Public

ALECIA ERICA SMITH
Notary Public, State of New York
No. 02SM6144059
Qualified in Nassau County
Commission Expires April 24, 2014

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]