

# UNOFFICIAL COPY



Doc#: 1400822018 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2014 09:00 AM Pg: 1 of 5

When Recorded Mail To:  
Ian B. Hoffenberg  
Law Offices of Ian B. Hoffenberg  
LLC  
221 N. LaSalle Street, Ste 1300  
Chicago, IL 60601

*CTI-8482240180*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S  
USE ONLY

## SPECIAL WARRANTY DEED

THE GRANTOR, LASALLE 115 HOLDINGS, LLC - SERIES 1, an Illinois limited liability company, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to CCF 6000 TOUHY AVE LLC, an Illinois limited liability company, GRANTEE, having its principal place of business at 216 W. Ohio Street, 5th Floor, Chicago, Illinois 60654 and to its successors and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A.

SEE PERMITTED EXCEPTIONS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT B.

Common Address: 6000 West Touhy Avenue, Chicago, Illinois 60646

Permanent Index Number: 10-29-306-035-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the

*Fax 334*

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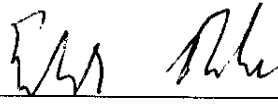
hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Vice President, this 30th day of December, 2013.

REAL ESTATE TRANSFER		01/06/2014
	COOK	\$1,550.00
	ILLINOIS:	\$3,100.00
TOTAL:		\$4,650.00
10-29-306-035-0000   20131201606165   ZZTY2G		

LASALLE 115 HOLDINGS, LLC - SERIES 1

By   
Edmund Burke  
Its Vice President

This instrument was prepared by: James R. Theiss, Chapman and Cutler LLP, 111 W. Monroe, Chicago, Illinois 60603

Send Subsequent Tax Bills To: CCF 6000 Touhy Ave LLC  
216 W. Ohio Street, 5th Floor  
Chicago, IL 60654

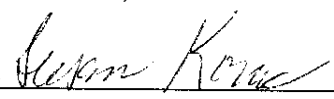
STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

REAL ESTATE TRANSFER		01/06/2014
	CHICAGO:	\$23,250.00
CTA:		\$9,300.00
TOTAL:		\$32,550.00
10-29-306-035-0000   20131201606165   UB7DY3		

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edmund Burke, personally known to me to be the Vice President of LaSalle 115 Holdings, LLC - Series 1, an Illinois limited liability company, and 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 as such Vice President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of December, 2013.



  
Notary Public  
My Commission expires June 11, 2016

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

LOT 32 IN VALENTI'S EDGEBROOK GARDENS, BEING A SUBDIVISION OF PART OF VICTORIA POTHIER RESERVATION AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED OCTOBER 2003 AND RECORDED MARCH 23, 2004 AS DOCUMENT 0408345018 FROM CENTERPOINT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST TO HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 2003 AND KNOWN AS TRUST NUMBER HTB 1276 FOR THE PURPOSE OF ACCESS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, COMMENCING JULY 1, 2004 OVER THE FOLLOWING DESCRIBED LAND:

THE WESTERLY 35 FEET OF THE SOUTHERLY 300 FEET OF THE FOLLOWING:

LOT 12 (EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF SAID LOTS 12 AND 13 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE

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OF 254.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE; THENCE SOUTH 22 DEGREES 07 MINUTES 30 SECONDS EAST ON SAID WESTERLY LINE 68.33 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE SOUTH ON SAID EAST LINE 432.50 FEET TO THE PLACE OF BEGINNING.

**Common Address:** 6000 West Touhy Avenue, Chicago, Illinois 60646

**Permanent Index Number:** 10-29-306-035-0000

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## EXHIBIT B PERMITTED EXCEPTIONS

SUBJECT ONLY TO UNPAID TAXES THAT ARE NOT DUE AND PAYABLE AS OF THE CLOSING DATE;

A 10 FOOT EASEMENT ON THE EAST LINE OF LAND FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF SAID SUBDIVISION;

UNRECORDED PUBLIC UTILITIES EASEMENT AS DISCLOSED BY OVERHEAD WIRES OVER THE NORTHEAST CORNER AS DISCLOSED BY PLAT OF SURVEY MADE BY ASM CONSULTANTS, INC. DATED JULY 17, 2012 AS NO. 706001B;

ADVERSE ENCROACHMENT OVER SAID LAND OF THE FENCE LOCATED MAINLY ON THE LAND NORTHERLY AND ADJOINING OVER ONTO THE HEREIN DESCRIBED LAND BY ABOUT .35 FEET, .25 FEET AND .23 FEET AS DISCLOSED BY PLAT OF SURVEY MADE BY ASM CONSULTANTS, INC. DATED JULY 17, 2012 AS NO. 706001B;

TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT;

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT;

TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AND PROVISIONS AS CONTAINED IN THE EASEMENT AGREEMENT RECORDED MARCH 23, 2004 AS DOCUMENT 0408345018;

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES;

ENCROACHMENT OF THE BRICK WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.2 TO 0.5, AS SHOWN ON PLAT OF SURVEY NUMBER 076001B PREPARED BY ASM CONSULTANTS, INC. DATED JULY 17, 2012; AND

UNRECORDED PUBLIC UTILITIES EASEMENT AS DISCLOSED BY TRANSFORMER, CATCH BASIN, COMMUNICATIONS, AND GAS AS DISCLOSED BY PLAT OF SURVEY MADE BY ASM CONSULTANTS, INC DATED JULY 17, 2012 AS NO 706001B.