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This instrument was prepared by:
DLA Piper LLP (US)
203 N. LaSalle Street
Chicago, Illinois 60601
Attention: Jeffrey N. Owen, Esq.

Doc#: 1409022078 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2014 02:00 PM Pg: 1 of 6

After recording return to:
K&L Gates
1717 Main Street, Suite 2800
Dallas, Texas 75201
Attn: Zammurad Feroze, Esq.

Mail tax bills to:
ACIF I Trio Mid Rise LLC
420 Lexington Avenue, Suite 2821
New York, NY 10170

SPECIAL WARRANTY DEED (Mid Rise Units)

This Special Warranty Deed is made this 28 day of March, 2014, between **AM TRIO MID RISE LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o Marquette Companies, 401 South Main Street, Suite 300, Naperville, Illinois 60540 and **ACIF I TRIO MID RISE LLC**, a Delaware limited liability company ("Grantee"), whose address is 420 Lexington Avenue, Suite 2821, New York, New York 10170, WITNESSETH, that Grantor, 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 Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, the real estate described on Exhibit A attached hereto, 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 Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors 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 it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to (a) zoning ordinances and regulations; (b) real estate taxes and general and special assessments and (c) easements, covenants and restrictions of record set forth on Exhibit B attached hereto.

TRANSFER STAMPS AFFIXED TO DOCUMENT NO. 1409022077

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 104C, 107C, 108C, 208C, 308C, 408C, IN THE TRIO I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723403023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S1, S4, S5, S13, S21 AND S29, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0723403023.

PINS:

17-09-301-009-1001; -1004; -1005; -1013; -1021 and -1029

ADDRESS: 650 W. WAYMAN STREET, CHICAGO, ILLINOIS 60661

PARCEL 3:

UNIT NUMBER 101B, 108B, 301B, 308B, 401B, 408B, 501B, 601B, 608B, 701B, IN THE TRIO II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: (THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0728203080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

THE (EXCLUSIVE) RIGHT TO THE USE OF S1, S8, S17, S24, S25, S32, S33, S41, S48 AND S49, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0728203080.

PINS:

17-09-301-008-1001; -1008; -1017; -1024; -1025; -1032; -1033; -1041; -1048; and -1049

ADDRESS: 660 W. WAYMAN STREET, CHICAGO, ILLINOIS 60661

PARCEL 5:

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 & 3 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011, AND AS AMENDED FROM TIME TO TIME, MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES AND IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

PARCEL 6:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AUGUST 14, 2007 AS DOCUMENT 0722615059 AS AMENDED BY 1026441130.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 2013 (SECOND INSTALLMENT) AND 2014 NOT YET DUE OR PAYABLE.
2. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER CURRENT WRITTEN LEASE AGREEMENTS DISCLOSED ON THE CURRENT RENT ROLL.
3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 22, 2007 AS DOCUMENT NO. 072340023AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(AFFECTS PARCELS 1 AND 2)
4. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 9, 2007 AS DOCUMENT NO. 0728203080; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(AFFECTS PARCELS 3 AND 4)
5. (A) TERMS, PROVISIONS, CONDITIONS AND OPTIONS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE TRIO CONDOMINIUMS MASTER ASSOCIATION RECORDED AUGUST 14, 2007 AS DOCUMENT NO. 0722615059 AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 21, 2010 AS DOCUMENT 1026441130.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
6. TERMS AND PROVISIONS CONTAINED IN PLAT RECORDED OCTOBER 24, 1939 AS DOCUMENT 12387289.

(AFFECTS COMMON ELEMENTS)
7. TERMS AND PROVISIONS CONTAINED IN THE GRANT OF EASEMENT RECORDED MARCH 18, 1997 AS DOCUMENT 97184803 MADE BY CMC HEARTLAND PARTNERS AND THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY TO CHICAGO FIBER OPTICS D/B/A METROPOLITAN FIBER SYSTEMS OF CHICAGO FOR A NON-EXCLUSIVE EASEMENT BEING FIVE FEET IN WIDTH FOR THE SOLE USE AND PURPOSE OF AN UNDERGROUND FIBER OPTIC CABLE LINE UNDER THE PROPERTY.

(AFFECTS THE LAND AND OTHER PROPERTY)

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8. TERMS AND PROVISIONS CONTAINED IN THE GRANT OF EASEMENT DATED SEPTEMBER 3, 1987 AND RECORDED SEPTEMBER 9, 1987 AS DOCUMENT 87495653 BY AND BETWEEN CMC REAL ESTATE CORPORATION AND THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY.

NOTE: CONDITIONAL PARTIAL RELEASE OF EASEMENT RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033009.

(AFFECTS THE COMMON ELEMENTS)

9. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT DATED MARCH 23, 2005 AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP.

FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2007 AS DOCUMENT 0726039092.

SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 18, 2009 AS DOCUMENT 0913803028.

10. EASEMENT IN FAVOR OF COMCAST OF FLORIDA ILLINOIS MICHIGAN INC, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO 0704431128.
11. DECLARATION OF TEMPORARY CONSTRUCTION EASEMENTS RECORDED AUGUST 14, 2007 AS DOCUMENT NUMBER 0722615057.
12. DECLARATION OF RESERVED RIGHTS OVER TRIO DEVELOPMENT PARCEL RECORDED AUGUST 14, 2007 AS DOCUMENT NUMBER 0722615056.
13. DECLARATION OF EASEMENTS FOR ENCROACHMENTS, ADJACENT WALLS, ACCESS AND MAINTENANCE RECORDED AUGUST 14, 2007 AS DOCUMENT NUMBER 0722615058.
14. ENCROACHMENT OF THE CONCRETE CANOPY ONTO THE PUBLIC SIDEWALK SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT AS SHOWN ON PLAT OF SURVEY NUMBER 07-020 PREPARED BY MCTIGUE & SPIEWAK, INC DATED JULY 10, 2007 ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0723404023.
15. ENCROACHMENT OF THE UPPER LEVEL BALCONIES LOCATED MAINLY ON THE LAND ONTO THE PUBLIC SIDEWALK SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 07-020 PREPARED BY MCTIGUE & SPIEWAK, INC DATED JULY 10, 2007 ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0723404023.