

UNOFFICIAL COPY

This document was prepared by:

8761442 DT
Touch
5/26/14
Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
440 W. Randolph, Suite 500
Chicago, Illinois 60606

After recording return to and
mail tax bills to:

220 Chicago Store, LLC
c/o The Georgetown Co.
667 Madison Avenue
New York, New York 10065



Doc#: 1411129084 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2014 03:48 PM Pg: 1 of 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

Washington Avenue Retail Corporation, an Illinois corporation (“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 to the undersigned by **220 Chicago Store, LLC**, a Delaware limited liability company (“Grantee”), whose mailing address is 667 Madison Avenue, New York, New York 10065, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the “Property”); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

UNOFFICIAL COPY

EXHIBIT A

Legal Description

THAT PART OF THE FOLLOWING 5 PARCELS OF LAND TAKEN AS ONE TRACT OF LAND:

PARCEL 1: SUB-LOTS 1 TO 8 IN THE CANAL TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 1A: THE VACATED 10 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOT 4, AFORESAID AND LYING NORTH OF AND ADJOINING LOTS 5 TO 8 IN THE CANAL TRUSTEES SUBDIVISION OF LOT 5 AFORESAID, VACATED BY ORDINANCE RECORDED JULY 10, 1907 AS DOCUMENT 4064413 IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3: SUB-LOTS 1 AND 2 IN CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4: SUB-LOT 3 IN CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

DESCRIBED AS FOLLOWS:

COMMERCIAL SPACE-1ST LEVEL:

THE PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.50 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.70 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PART OF SAID TRACT: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT, 102.11 FEET EAST OF THE SOUTHWEST CORNER; THENCE NORTH 35.11 FEET; THENCE EAST 9.73 FEET; THENCE NORTH 20.21 FEET; THENCE EAST 2.73 FEET; THENCE NORTH 7.20 FEET; THENCE EAST 67.36 FEET; THENCE SOUTH 62.52 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG SAID SOUTH LINE 79.82 TO THE POINT OF BEGINNING.

UNOFFICIAL COPY

PARCEL B:

NON-EXCLUSIVE RIGHTS AND EASEMENTS FOR THE BENEFIT OF PARCEL A AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED JUNE 3, 1999 AS DOCUMENT NUMBER 99530391 AND AMENDED BY FIRST AMENDMENT RECORDED FEBRUARY 4, 2000 AS DOCUMENT NUMBER 00092936.

PINS: 17-09-444-019-0000 and 17-09-444-022-0000

Address: 214-220 West Washington Street, Chicago, Illinois 60606

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

Exceptions AK, C, I, L, M, N, and Q on Schedule B of Chicago Title Insurance Commitment for Title Insurance No. 008961442 dated February 5, 2014.

Property of Cook County Clerk's Office