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This instrument prepared by and after recording return to:

David Glickstein, Esq.
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293

Mail subsequent tax bills to:

SMASHotel Chicago, LLC
250 Parkway Drive, Suite 120
Lincolnshire, Illinois 60069
Attn: Scott D. Greenberg



Doc#: 1415519027 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2014 09:26 AM Pg: 1 of 6

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ONTARIO ACQUISITION LLC**, an Illinois limited liability company ("Grantor"), whose address is c/o Joseph D. Ament, 191 North Wacker Drive, Suite 1800, Chicago, Illinois 60606, hereby conveys and specially warrants to **SMASHotels Chicago, LLC**, an Illinois limited liability company ("Grantee"), whose address is 250 Parkway Drive, Suite 120, Lincolnshire, Illinois 60069, all that certain real estate situated in the City of Chicago, Cook County, Illinois and legally described on Exhibit A attached hereto and made a part hereof, together with all improvements located on such real estate (such real estate and improvements being collectively referred to as the "Property"), subject to those title exceptions enumerated on Exhibit B attached hereto and made a part hereof.

TAX PARCEL NO.: 17-10-203-015-0000.

COMMONLY KNOWN AS: 224 East Ontario Street, Chicago, Illinois 60611

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor either in law or equity of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, forever.

Grantor, for itself and its successors, covenants, promises and agrees to and with Grantee and Grantee's successors and assigns, that Grantor has not done or suffered to be done, anything whereby title to the Property is or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND FOREVER DEFEND** title to the

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Property against any and all persons lawfully claiming by, through or under Grantor, subject only to those matters described on Exhibit B attached hereto and made a part hereof by this reference.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 20th day of May, 2014.

ONTARIO ACQUISITION LLC, an Illinois
limited liability company

By: 
Name: Joshua Herrendorf
Title: Manager

REAL ESTATE TRANSFER 06/02/2014



CHICAGO: \$13,702.50
CTA: \$5,481.00
TOTAL: \$19,183.50

17-10-203-015-0000 | 20140501607930 | MDSTAF

REAL ESTATE TRANSFER 06/02/2014



COOK \$913.50
ILLINOIS: \$1,827.00
TOTAL: \$2,740.50

17-10-203-015-0000 | 20140501607930 | 33CB8C

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, JANIECE WATERS, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Joshua Herrendorf, personally known to me to be the Manager of Ontario Acquisition LLC, an Illinois limited company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes set forth therein.

GIVEN under my hand and Notarial seal this 29 day of May, 2014.

Janiece Waters
Notary Public



My Commission expires

Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

The real property situated in the State of Illinois, County of Cook, City of Chicago, and is described as follows:

THE WEST 20 FEET OF LOT 14 IN THE SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-10-203-015-0000

COMMON ADDRESS: 224 EAST ONTARIO STREET
CHICAGO, ILLINOIS 60611

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EXHIBIT B

PERMITTED EXCEPTIONS

SEE ATTACHED

Property of Cook County Clerk's Office

A large, thick, black scribble consisting of several vertical, wavy lines that completely obscures the text "Property of Cook County Clerk's Office" in the background.

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PERMITTED EXCEPTIONS

1. TAXES FOR THE SECOND INSTALLMENT 2013 AND FOR THE YEAR 2014.
2. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA NUMBER 12 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. AGREEMENT DATED NOVEMBER 23, 1885 AND RECORDED DECEMBER 23, 1885 AS DOCUMENT 679080 MADE BY MINNIE M. SEYMOUR WITH A MAJORITY OF THE EXECUTORS AND TRUSTEES UNDER THE WILL OF WILLIAM B. OGDEN, DECEASED, FOR A PARTY WALL BETWEEN LOTS 13 AND 14 IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32 AFORESAID (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET OF SAID BLOCK).
4. RESTRICTIONS STATED AND SHOWN ON THE PLAT OF LOTS FRONTING ON ONTARIO STREET OF SAID SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32 AFORESAID (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) RECORDED IN BOOK OF PLATS 16 PAGE 10 AS FOLLOWS BUILDING LINE 19 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF ONTARIO STREET (AND SAID SUBDIVISION AND PLAT ARE MADE SUBJECT TO THE EXPRESS CONDITION THAT NO BUILDING SHALL EXTEND SOUTH OF THE SAID BUILDING LINE).
5. VIOLATION OF A 19 FOOT BUILDING LINE BY 0.30 OF A FOOT AS DISCLOSED BY SURVEY MADE BY MM SURVEYING CO., INC., DATED JANUARY 6, 2014, ORDER NO. 75791.
6. ENCROACHMENT OF BUILDING ENTRY FROM BUILDING WEST OVER ONTO LAND ON WEST LINE BY 0.10 OF A FOOT AS DISCLOSED BY SURVEY MADE BY MM SURVEYING CO., INC., DATED JANUARY 6, 2014, ORDER NO. 75791.