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PREPARED BY:
Jackson Walker L.L.P.
1401 McKinney, Suite 1900
Houston, Texas 77010
Attention: Brian S. Harris



Doc#: 1426116083 **Fee:** \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2014 03:51 PM Pg: 1 of 4

SEND ALL SUBSEQUENT TAX BILLS TO:
2059 Partners, LLC
1130 W. Monroe St.
Chicago, IL 60607

Property of Cook County Clerk's Office

RECORDER'S STAMP

SPECIAL WARRANTY DEED

LUI Chicago Hastings, LLC a Delaware limited liability company (the "**Grantor**"), of the City of Houston, County of Harris, and State of Texas, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the recent and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto 2059 Partners, LLC, a Delaware limited liability company (the "**Grantee**"), with an address of 1130 W. Monroe St., Chicago, IL 60607, certain land located in the City of Chicago, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "**Property**").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

[The balance of this page intentionally left blank. Signature Page follows.]

89163174 AY 1 CF 3

REAL ESTATE TRANSFER TAX

19-Sep-2014



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-19-115-011-0000 | 20140901628054 | 0-358-454-400

REAL ESTATE TRANSFER TAX

19-Sep-2014



COUNTY:	1,955.00
ILLINOIS:	3,910.00
TOTAL:	5,865.00

17-19-115-011-0000 | 20140901628054 | 1-053-840-512

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LUI Chicago Hastings, LLC,
a Delaware limited liability company

By: [Signature]
Name: THOMAS G. BACON
Title: MANAGER

DKP

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

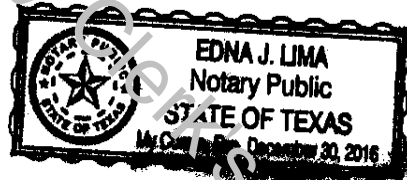
BEFORE ME, the undersigned Notary Public, on this day personally appeared Thomas G. Bacon
Manager of LUI Chicago Hastings, LLC, a Delaware limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said limited liability company, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5 day of September, 2014.

[Signature]
Notary Public in and for the State of Texas

WHEN RECORDED RETURN TO:

Jindal, Esq.
833 N. Orleans St., Suite 400
Chicago, IL 60610
Attention: A.J. Jindal



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOTS 54 TO 72, BOTH INCLUSIVE, AND LOTS 76 TO 91, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 11; AND THE VACATED EAST AND WEST ALLEY (VACATED BY DOCUMENT NUMBER 7373347) LYING SOUTH OF AND ADJOINING SAID LOTS 54 TO 72, AND LYING NORTH OF AND ADJOINING SAID LOTS 76 TO 91; AND LOTS 1 TO 6, BOTH INCLUSIVE, IN EMMA WELL'S SUBDIVISION; AND VACATED WEST 14TH STREET (VACATED BY DOCUMENT NUMBER 7373347); AND VACATED SOUTH LEAVITT AVENUE (VACATED BY DOCUMENT NUMBER 9748265), ALL TAKEN AS A TRACT, IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS WEST, A DISTANCE OF 852.79 FEET ALONG THE NORTH LINE OF LOTS 25 TO 36, BOTH INCLUSIVE, IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12, AND THE NORTH LINE OF LOTS 25 TO 36, BOTH INCLUSIVE, IN CAMPBELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 12, AND THE NORTH LINE OF LOTS 49 TO 56, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 11 (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF WEST HASTINGS STREET) TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST, A DISTANCE OF 31.51 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 40.15 FEET TO THE WEST LINE OF A BRICK BUILDING; THENCE SOUTH 00 DEGREES 04 MINUTES 36 SECONDS WEST, A DISTANCE OF 138.96 FEET ALONG SAID WEST LINE OF A BRICK BUILDING; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF 97.26 FEET TO THE EAST LINE OF A CONCRETE BUILDING; THENCE SOUTH 00 DEGREES 13 MINUTES 06 SECONDS WEST, A DISTANCE OF 108.33 FEET ALONG SAID EAST LINE OF A CONCRETE BUILDING; THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, A DISTANCE OF 104.18 FEET ALONG SAID SOUTH LINE OF A CONCRETE BUILDING; THENCE SOUTH 00 DEGREES 03 MINUTES 51 SECONDS WEST, A DISTANCE OF 51.05 FEET TO THE SOUTH LINE OF SAID VACATED WEST 14TH STREET; THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, A DISTANCE OF 252.89 FEET ALONG SAID SOUTH LINE OF SAID VACATED WEST 14TH STREET; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 1.07 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1910.00 FEET, AN ARC DISTANCE OF 33.03 FEET AND CHORD BEARING NORTH 87 DEGREES 27 MINUTES 02 SECONDS WEST; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 327.60 FEET TO THE SOUTH LINE OF SAID WEST HASTINGS STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS EAST, A DISTANCE OF 448.41 FEET ALONG SAID NORTH LINE OF SAID LOTS 56 TO 72, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 11 (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF WEST HASTINGS STREET), TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2059-2061 West Hastings Street, Chicago, IL 60608

PIN: 17-19-115-011-0000; 17-19-115-012-0000; 17-19-115-013-0000; 17-19-115-014-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. EXISTING UNRECORDED LEASES IN FAVOR OF THE FOLLOWING:
 - ILLINOIS ACTION FOR CHILDREN, AN ILLINOIS NOT FOR PROFIT CORPORATION;
 - CAB DEVELOPMENT, LLC D/B/A CONNEXION, AN ILLINOIS LIMITED LIABILITY COMPANY;
 - RUSH UNIVERSITY MEDICAL CENTER, AN ILLINOIS NOT FOR PROFIT CORPORATION;
 - UTILIVATE TECHNOLOGIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
 - NEWQUEST, LLC, A TEXAS LIMITED LIABILITY COMPANY.

AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

3. RIGHTS OF THE BALTIMORE AND OHIO CHICAGO TERMINAL TRANSFER RAILROAD COMPANY, TO MAINTAIN ITS RETAINING WALL UPON OR UNDER THE SOUTH 1/2 OF WEST 14TH STREET, NOW VACATED, AS RESERVED IN THE DEED FROM SAID CORPORATION TO MIEHLE PRINTING PRESS AND MANUFACTURING CORPORATION, A CORPORATION OF ILLINOIS, DATED JUNE 30, 1922 AND RECORDED MARCH 23, 1923 AS DOCUMENT 7851581, WHICH CONVEYED THE SOUTH 1/2 OF WEST 14TH STREET AFORESAID, NOW VACATED; ALSO RESERVED IN THE DEED FROM SAID RAILROAD COMPANY TO SAID MANUFACTURING COMPANY OF PART OF THE SOUTH 1/2 OF SOUTH LEAVITT STREET, VACATED, DATED APRIL 25, 1928 AND RECORDED MAY 7, 1928 IN BOOK 25762, PAGE 512, AS DOCUMENT 10014545.
4. PERPETUAL RIGHT, PRIVILEGE AND EASEMENT FOR RAILROAD SWITCH TRACK PURPOSES, OVER A PORTION OF VACATED SOUTH LEAVITT STREET AND THE LAND EAST AND ADJOINING, AS CONTAINED IN AN INSTRUMENT OR GRANT BY MIEHLE PRINTING PRESS AND MANUFACTURING COMPANY, A CORPORATION OF ILLINOIS, TO STANDARD OIL COMPANY, A CORPORATION OF INDIANA, DATED MARCH 19, 1928 AND RECORDED OCTOBER 27, 1928 IN BOOK 20446, PAGE 382, AS DOCUMENT 10189704.
5. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS BY LUI CHICAGO HASTINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 22, 2014 AS DOCUMENT 1414219067.
6. CATCH BASINS AND MANHOLES ACROSS VACATED 14TH STREET, AS DISCLOSED BY SURVEY BY MACKIE CONSULTANTS, INC., DATED SEPTEMBER 3, 2014. PROJECT NO. 2395.