

# UNOFFICIAL COPY

**WARRANTY DEED  
STATUTORY (ILLINOIS)  
CORPORATION TO Corporation**

This instrument was prepared by:  
William J. Ralph  
Law Office of William J Ralph LLC  
14641 Lavergne  
Midlothian, Illinois 60445



Doc#: 1426613050 Fee: \$50.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2014 01:13 PM Pg: 1 of 7

Mail to:  
Jeffrey Breden  
The Prime Group, Inc.  
120 N LaSalle #3200  
Chicago, Illinois 60602

Send subsequent tax bill to:  
Jeffrey Breden  
The Prime Group, Inc.  
120 N LaSalle #3200  
Chicago, Illinois 60602

8961248  
357-5  
CW

Above Space for Recorder's Use Only

THE GRANTOR, TEN EAST DELAWARE, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO DELAWARE RETAIL, LLC, an Illinois limited liability company ("Grantee"), 10 East Delaware Place, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit: see legally described in Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: PIN -17-03-209-030-0000 and 17-03-209-031-0000  
Address of Real Estate 10 East Delaware Place, Chicago, Illinois 60611 West Commercial Retail Parcel 1<sup>st</sup> floor

To have and to hold the Real Estate unto Grantee forever,

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described unit, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration of Condominium were recited and stipulated at length herein.

**Box 400-CTCC**

# UNOFFICIAL COPY

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of said Unit set forth in the Declaration of Easements and Operating Requirements for 10 East Delaware described below.

The Warranties are subject to:

1. real estate taxes not yet due and payable, including taxes that may accrue by reason of new or additional improvements during the year in which the Closing occurs;
2. special taxes or assessments and unconfirmed special assessments;
3. zoning and building laws or ordinances;
4. the Illinois Condominium Property Act, as amended from time to time (the "Act");
5. covenants, conditions, restrictions, easements, agreements and building lines of record;
6. terms, provisions and conditions contained in the Planned Development Ordinance Number 7667 adopted June 13, 2005 and all agreements and conditions required thereby, as amended from time to time;
7. terms, provisions and conditions contained in the Declaration of Easements and Operating Requirements for 10 East Delaware, dated as of December 14, 2009, and recorded in the Office of the Cook County Recorder of Deeds on December 15, 2009, 2009 as Document Number 0934910050;
8. terms, provisions and conditions contained the Declaration of Condominium;
9. the land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances; provided, however, as of the date hereof, no taxes are due or payable thereunder;
10. unrecorded public and quasi-public utility easements;
11. amendments to the documents identified above, leases, subordinations or restrictions recorded prior to the date hereof which do not adversely affect the use of the Unit by Grantee for the purposes permitted by the Declaration of Condominium;
12. encroachments, if any, which relate to the Parcel or the Building and do not interfere with the use and occupancy of the Unit;
13. installments due after the Closing for assessments established under the Declaration of Condominium; and
14. any and all liens and such other matters as to which the issuer of the title insurance policy has agreed to insure Grantee against loss or damage.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of this 4th day of September, 2014.

TEN EAST DELAWARE, LLC, an Illinois limited liability company

By: Prime/Ten East, LLC, an Illinois limited liability company, its Manager

By: The Prime Group, Inc., an Illinois corporation, its Manager

By: Michael W. Reschke  
Michael W. Reschke, Chairman and CEO

Property of Cook County Clerk's Office

City of Chicago  
Dept. of Finance

672056

8/5/2014 9.13

dr00764



Real Estate  
Transfer  
Stamp

\$0.00

Batch 3,593,957

Exempt under provisions of Paragraph (e), Section 4.  
Real Estate Transfer Act.

Sept 4, 2014  
Date

[Signature]  
Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SEC.  
200.1-2 (E-G) OF PARAGRAPH 4, SEC. 200.1-4(B),  
OF THE CHICAGO TRANSACTION TAX ORDINANCE.

Sept 4, 2014  
DATE

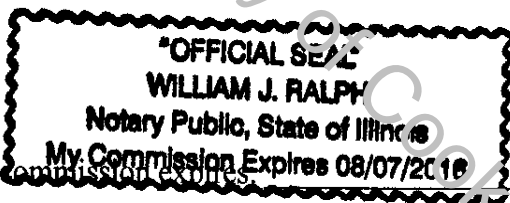
[Signature]  
BUYER, SELLER OR REPRESENTATIVE

## UNOFFICIAL COPY

STATE OF ILLINOIS     )  
   ) SS:  
 COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
 HEREBY CERTIFY that MICHAEL W. RESCHKE, personally known to me to be the  
CHAIRMAN & CEO of The Prime Group, Inc., which is the Manager of Prime/Ten East  
 Delaware, LLC, an Illinois limited liability company, which is the Manager of Ten East  
 Delaware, LLC, 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 he/she signed and delivered said instrument pursuant to authority  
 given by the board of directors of said corporation as his/her free and voluntary act, and as the  
 free and voluntary act of said corporation, as manager of Prime/Ten East, LLC, the manager of  
 Ten East Delaware, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal on Sept 4, 2014.



*William J. Ralph*  
 Notary Public

This instrument was prepared by:

William J. Ralph  
 Law Office of William J Ralph LLC  
 14641 Lavergne  
 Midlothian, Illinois 60445

Mail to:

Jeffrey Breaden  
 The Prime Group, Inc.  
 120 N LaSalle #3200  
 Chicago, Illinois 60602

Send subsequent tax bill to:

Jeffrey Breaden  
 The Prime Group, Inc.  
 120 N LaSalle #3200  
 Chicago, Illinois 60602

# UNOFFICIAL COPY

## PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL TAKEN AS A TRACT; THAT PART OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND THAT PART OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE NORTH 00 DEGREES, 15 MINUTES, 31 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 88.67 FEET, SAID POINT BEING 127.41 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 102.45 FEET TO A POINT, SAID POINT BEING 88.82 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF BLOCK 12 AFORESAID; THENCE NORTH 72 DEGREES, 42 MINUTES, 44 SECONDS EAST, ALONG A LINE HEREINAFTER REFERRED TO "LINE A", 36.95 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF LOT 6 AFORESAID; THENCE SOUTH 00 DEGREES, 19 MINUTES, 51 SECONDS WEST, ALONG THE EAST LINE OF LOT 6 AFORESAID, 99.85 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 54 MINUTES, 49 SECONDS WEST, ALONG THE SOUTH LINE OF BLOCK 12 AFORESAID 137.55 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND:

THAT PART LYING ABOVE AN ELEVATION OF 14.00 FEET, CITY OF CHICAGO DATUM, BEING THE TOP OF THE CONCRETE FLOOR AND BELOW THE BOTTOM OF THE CONCRETE CEILING BEING A SLOPED SURFACE WITH AN ELEVATION AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIPTION OF 34.20 FEET, AN ELEVATION OF 34.90 FEET AT THE NORTHWEST CORNER OF THE FOLLOWING DESCRIPTION, AN ELEVATION OF 33.99 FEET AT THE NORTHEAST CORNER OF THE FOLLOWING DESCRIPTION AND 33.05 FEET AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIPTION, ALL ON CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 54 MINUTES, 49 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, 6.31 FEET; THENCE NORTH 00 DEGREES, 05 MINUTES, 11 SECONDS EAST, 1.20 FEET TO THE INTERIOR CORNER OF THE WALLS AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES; NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 1.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 4.69 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 1.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 9.62 FEET, SOUTH 89 DEGREES, 56 MINUTES, 28 SECONDS EAST 1.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 3.15 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 1.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 5.58 FEET, SOUTH 89 DEGREES, 56 MINUTES, 28 SECONDS EAST 1.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 4.00 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 1.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 7.48 FEET, SOUTH 89 DEGREES, 56 MINUTES, 28 SECONDS EAST 1.50 FEET,

# UNOFFICIAL COPY

NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 4.00 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 1.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 7.13 FEET, SOUTH 89 DEGREES, 56 MINUTES, 28 SECONDS EAST 1.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 2.25 FEET, SOUTH 89 DEGREES, 56 MINUTES, 28 SECONDS EAST 1.99 FEET, NORTH 00 DEGREES, 10 MINUTES, 06 SECONDS WEST 0.23 FEET, NORTH 89 DEGREES, 49 MINUTES, 54 SECONDS EAST 19.71 FEET, SOUTH 00 DEGREES, 10 MINUTES, 06 SECONDS EAST 4.44 FEET, NORTH 89 DEGREES, 49 MINUTES, 54 SECONDS EAST 11.61 FEET, SOUTH 00 DEGREES, 10 MINUTES, 06 SECONDS EAST 23.71 FEET, NORTH 89 DEGREES, 49 MINUTES, 54 SECONDS EAST 9.19 FEET, SOUTH 00 DEGREES, 10 MINUTES, 06 SECONDS EAST 2.44 FEET, SOUTH 89 DEGREES, 49 MINUTES, 54 SECONDS WEST 4.05 FEET, SOUTH 00 DEGREES, 10 MINUTES, 06 SECONDS EAST 3.50 FEET, NORTH 89 DEGREES, 49 MINUTES, 54 SECONDS EAST 4.05 FEET, SOUTH 00 DEGREES, 10 MINUTES, 06 SECONDS EAST 15.65 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 9.20 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.50 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 9.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.82 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST, 12.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS DATED DECEMBER 14, 2009 AND RECORDED DECEMBER 15, 2009 AS DOCUMENT 0934910050.

# UNOFFICIAL COPY

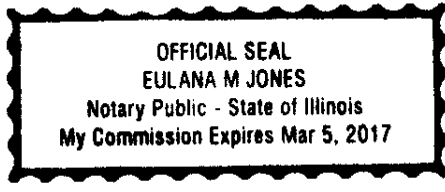
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated SEPTEMBER 4, 2014 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said AGENT  
this 4TH day of SEPTEMBER  
2014.

[Signature]  
Notary Public

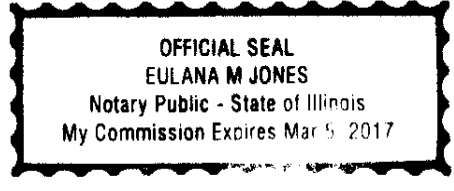


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated SEPTEMBER 4, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said AGENT  
this 4TH day of SEPTEMBER  
2014.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]