

# UNOFFICIAL COPY



This instrument was prepared by and after recording return to:  
David Glickstein, Esq.  
DLA Piper LLP (US)  
203 North LaSalle Street  
Chicago, Illinois 60601

Doc#: 1429018091 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/17/2014 03:12 PM Pg: 1 of 5

Mail tax bills to:  
1001 SOUTH STATE STREET  
(CHICAGO) OWNER, LLC  
c/o Golub Real Estate Corp.  
625 North Michigan Avenue  
Suite 2000  
Chicago, Illinois 60611

## SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 1<sup>th</sup> day of October, 2014, between **NINTH ST. INVESTORS, LLC**, an Illinois limited liability company ("Grantor"), whose address is c/o Golub Real Estate Corp., 625 North Michigan Avenue, Suite 2000, Chicago, Illinois 60611 and **1001 SOUTH STATE STREET (CHICAGO) OWNER, LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o Golub Real Estate Corp., 625 North Michigan Avenue, Suite 2000, Chicago, Illinois 60611, 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 the Permitted Exception set forth on Exhibit B attached hereto.

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed the day and year first above written.

NINTH ST. INVESTORS, LLC,  
an Illinois limited liability company

By: Golub 1001 Investors, LLC, an Illinois limited liability company, its Manager

By: Golub Real Estate Corp., an Illinois corporation, its Manager

By: *[Signature]*  
Name: *[Signature]*  
Its: *[Signature]*

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
COUNTY OF COOK

)  
) Ss.  
)

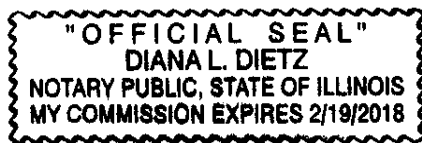
I, DIANA L. DIETZ, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that LEE GOLUB the EVP of Golub Real Estate Corp., an Illinois corporation, the manager of Golub 1001 Investors, LLC, an Illinois limited liability company, the manager of 1001 SOUTH STATE STREET (CHICAGO) OWNER, LLC, a Delaware limited liability company, 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 to me that he signed and delivered said instrument as the free and voluntary act of said limited liability company and as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 7<sup>th</sup> day of October, 2014.

*[Signature]*  
Notary Public

My Commission expires:

2/19-18



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

THE EAST 1/2 (EXCEPT THE EAST 26 FEET AND EXCEPT THE WEST 30 FEET THEREOF) OF SUB LOT 1 OF LOT 2 IN BLOCK 19 OF CANAL TRUSTEES' SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 1B:

THE EAST 92 FEET (EXCEPT THE EAST 26 FEET THEREOF AND EXCEPT THE WEST 40 FEET THEREOF) OF THE NORTH 1/2 OF SUB LOT 2 OF LOT 2 IN BLOCK 19 OF CANAL TRUSTEES' SUBDIVISION LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EAST 26 FEET OF SUB-LOT 1 IN LOT 2 AND THE NORTH 1/2 OF THE EAST 26 FEET OF SUB-LOT 2 IN LOT 2 IN BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3A:

THE WEST 112-1/2 FEET OF SUB-LOT 1 IN LOT 2 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING OF STATE STREET) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3B:

SUB-LOT 2 OF THE CANAL TRUSTEES' SUBDIVISION OF LOT 2 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 20 FEET OF THE EAST 52 FEET AND EXCEPT THAT PART TAKEN FOR WIDENING OF STATE STREET) IN COOK COUNTY, ILLINOIS.

#### PARCEL 3C:

SUB-LOT 1 OF THE CANAL TRUSTEES' SUBDIVISION LOT 3 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPTING THEREFROM THE WEST 27 FEET THEREOF) IN SECTION 15, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THE NORTH 1/2 OF SUB-LOT 2 OF LOT 3, THE SOUTH 1/2 OF SUB-LOT 2 OF LOT 3 AND THE NORTH 1/2 OF SUB-LOT 1 OF LOT 6, (ALL EXCEPTING THE WEST 27 FEET MORE OR LESS, TAKEN FOR WIDENING OF STATE STREET, AND EXCEPTING THAT PORTION OF SAID PREMISES TAKEN OFF THE REAR FOR ALLEY) ALL IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTIONS 15, 16 AND 17, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**PARCEL 5:**

THE SOUTH 1/2 OF LOT 1 (EXCEPT THAT PART THEREOF TAKEN FOR STREET) OF THE CANAL TRUSTEES' SUBDIVISION OF LOT 6 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

SUB-LOT 2 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING STATE STREET) OF LOT 6 IN BLOCK 19 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 7:**

SUB-LOT 1 OF LOT 7 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR THE WIDENING OF STATE STREET) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINS:**

- 17-15-306-010-0000 (Affects part of Parcel 4)
- 17-15-306-011-0000 (Affects Parcel 5)
- 17-15-306-030-0000 (Affects part of Parcel 4)
- 17-15-306-012-0000 (Affects part of Parcel 6)
- 17-15-306-013-0000 (Affects part of Parcel 6)
- 17-15-306-014-0000 (Affects Parcel 7)
- 17-15-306-031-0000 (Affects part of Parcel 4)
- 17-15-306-037-8001 (Affects Parcels 1A, 1B, 2, 3A, 3B and 3C)

**ADDRESS:**

1-15 E. 9TH STREET & 901-1007 S. STATE STREET, CHICAGO, ILLINOIS 60605

**REAL ESTATE TRANSFER TAX**

17-Oct-2014



<b>CHICAGO:</b>	45,000.00
<b>CTA:</b>	18,000.00
<b>TOTAL:</b>	63,000.00

17-15-306-010-0000 | 20141001634514 | 1-625-595-008

**REAL ESTATE TRANSFER TAX**

17-Oct-2014



<b>COUNTY:</b>	3,000.00
<b>ILLINOIS:</b>	6,000.00
<b>TOTAL:</b>	9,000.00

17-15-306-010-0000 | 20141001634514 | 0-184-003-712

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA 12 OF THE CITY OF CHICAGO, 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. COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE AGREEMENT FOR THE SALE AND REDEVELOPMENT OF LAND DATED AS OF JUNE 26, 2013 AND RECORDED JUNE 27, 2013 AS DOCUMENT 1317819091 MADE BY AND BETWEEN THE CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION, AND NINTH ST. INVESTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.
4. PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND COLUMN SUPPORTS AND PIERS AND AERIAL SIGNAL PLATFORMS OVER, UNDER, UPON AND ACROSS PART OF THE LAND AS CREATED BY GRANT OF EASEMENT DATED JUNE 26, 2013 AND RECORDED AUGUST 2, 2013 AS DOCUMENT 1321439084 MADE BY NINTH ST. INVESTORS, LLC TO THE CHICAGO TRANSIT AUTHORITY, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.  
  
(AFFECTS THAT PART OF THE EAST 10 FEET OF PARCELS 2, 3B, 3C, 4, 5, 6 AND 7 LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +59.00 FEET CCD AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -106.00 FEET AS MORE PARTICULARLY DESCRIBED IN SAID GRANT.)
5. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR STREETS, ALLEYS, ROADS AND HIGHWAYS, IF ANY.
6. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES TO USE AND MAINTAIN EXISTING FACILITIES ON THE LAND, INCLUDING AERIAL WIRES AND UNDERGROUND STORAGE, AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN, ORDER NO. 2012-16113-001, DATED MARCH 16, 2012, RE-CERTIFIED AND RESTAKED JUNE 2, 2014 AND DATED JUNE 5, 2014.