

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Send Tax Bills To:  
Essex Hotel Owner, LLC  
350 West Hubbard,  
Ste. 440  
Chicago, IL 60654

### THIS INSTRUMENT PREPARED BY:

Ashley Cox  
Dentons US LLP  
233 S. Wacker Drive, Suite 7800  
Chicago, Illinois 60606

### AFTER RECORDING RETURN TO:

Michael J. Roth  
Sheppard Mullin Richter & Hampton LLP  
70 West Madison Street, 48th Floor  
Chicago, IL 60602-4498



Doc#: 1430944032 Fee: \$72.00  
RHSP Fee: \$9.00 RPHF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2014 12:49 PM Pg: 1 of 5

Above Space for Recorder's Use Only

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THAT, **ESSEX INN, L.L.C.**, an Illinois limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY**, unto **ESSEX HOTEL OWNER, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"), whose address is 350 West Hubbard, Suite 440, Chicago, Illinois 60654, all buildings, structures, and fixtures (the "Improvements") situated on certain tracts or parcels of land situated in the County of Cook, State of Illinois, as more particularly described on **Exhibit A** attached hereto (the "Premises") and made a part hereof, subject to the terms and conditions of that certain Indenture to Lease dated November 1, 1958, by and among Gail R. Nutty and Katharine G. Nutty, as co-owners, as the landlord, and McCormick Management Company, an Illinois corporation, as tenant, filed for record December 16, 1958 in Book 56873, Page 353 as Document 17405802 in the Official Public Records of Cook County, Illinois, as amended by that certain Agreement to Modify Indenture of Lease dated November 1, 1958, dated as of October 22, 1983, and by that certain Agreement to Modify Indenture of Lease dated November 1, 1958, dated as of November 18, 1993, and by that certain Agreement to Modify Indenture of Lease dated November 1, 1958, undated and executed by the lessor on July 14, 2004 and by the lessee on July 15, 2004, and by that certain Agreement to

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Modify Indenture of Lease dated November 1, 1958, dated as of November 26, 2013 (collectively, and as amended, the "Lease").


**THIS SPECIAL WARRANTY DEED IS A CONVEYANCE ONLY OF THE IMPROVEMENTS SITUATED ON THE PREMISES, SUBJECT TO THE TERMS OF THE LEASE, AND IS NOT INTENDED AS, AND SHALL NOT BE INTERPRETED AS, A GRANT, SALE, CONVEYANCE OR OTHER TRANSFER OF ALL OR ANY PORTION OF THE PREMISES OR ANY INTEREST OR ESTATE IN OR TO THE PREMISES.**

THIS CONVEYANCE is made and accepted expressly subject to the Lease and all covenants, conditions, restrictions and other matters of record in the Office of the County Recorder of Cook County and all unpaid taxes and assessments.

TO HAVE AND TO HOLD the Improvements, subject to the Permitted Exceptions and Lease, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns; and Grantor does hereby bind itself, its successors and assigns, as its **SOLE WARRANTY**, to **FOREVER DEFEND**, subject to the exceptions herein set forth, all and singular the Improvements unto Grantee, its successors 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.

*[Remainder of page intentionally blank]*

REAL ESTATE TRANSFER TAX	05-Nov-2014		
		<b>COUNTY:</b>	12,750.00
		<b>ILLINOIS:</b>	25,500.00
		<b>TOTAL:</b>	38,250.00
17-15-305-023-0000   20141001640832   0-243-335-808			

REAL ESTATE TRANSFER TAX	05-Nov-2014		
		<b>CHICAGO:</b>	191,250.00
		<b>CTA:</b>	76,500.00
		<b>TOTAL:</b>	267,750.00
17-15-305-023-0000   20141001640832   0-925-385-344			

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed (Conveyance of Improvements on Leasehold) to be effective as of the 3<sup>rd</sup> day of November 2014.

GRANTOR:

ESSEX INN, L.L.C., an Illinois limited liability company

By: 

Name: Robert D. Gecht

Title: Manager


Property of Cook County Clerk's Office

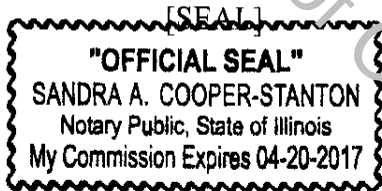
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THE STATE OF IL §  
  §  
COUNTY OF Cook §

BEFORE ME, the undersigned authority, on this day personally appeared Robert D. Gecht, the Manager of ESSEX INN, L.L.C., an Illinois limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of October, 2017.

  
Notary Public in and for Cook  
County, IL



My Commission Expires: 04/20/2017

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**Exhibit A**  
**to**  
**Special Warranty Deed**

Legal Description

Lots 1 and 4 in Block 17 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

Permanent Index Number: 17-15-305-023-0000

Address: 800 South Michigan Avenue, Chicago, Illinois 60605

Property of Cook County Clerk's Office