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Doc#: 1432416006 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2014 11:27 AM Pg: 1 of 5

After recording, mail to:
Jay Collins, Esq.
~~Collins & Burton, Ltd.~~
~~1300 W. Belmont, Suite 405~~
~~Chicago, Illinois 60657~~
Ryan T. Bracken
118 E. Erie St. #14A
Chicago, IL 60611

Robin Lind SA9472044 (1884)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of November 5, 2014, between NM Project Company, LLC, a Delaware limited liability company ("Grantor"), having an address at 118 East Erie Street, Chicago, Illinois 60611, and Ryan T. Bracken, having an address of 10 E. Delaware #15A, Chicago, Illinois 60611 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee(s), the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 above-described Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Real Estate, with the appurtenances, unto Grantee, and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that is has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and by this reference made a part hereof.

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V.C.

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IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.


NM Project Company, LLC, a Delaware limited liability company

By: 664 N Michigan LLC, a Delaware limited liability company, its Authorized Representative

By: Prism Real Estate Equities V, LLC, an Illinois limited liability company, its Manager

By: 
Print Name: Bruce R. Scholtz
Its: Managing Member

REAL ESTATE TRANSFER TAX		11-Nov-2014
	COUNTY:	692.50
	ILLINOIS:	1,385.00
	TOTAL:	2,077.50
17-10-109-003-0000 20141101643264 0-109-388-416		

REAL ESTATE TRANSFER TAX		11-Nov-2014
	CHICAGO:	10,387.50
	CTA:	4,155.00
	TOTAL:	14,542.50
17-10-109-003-0000 20141101643264 1-583-555-200		

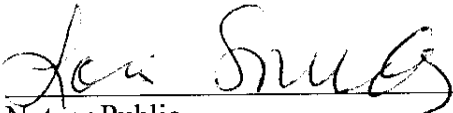
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, LORI SMUCKLER, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT BRUCE SCHOLTZ, personally known to me to be the Managing Member of Prism Real Estate Equities V, LLC, an Illinois limited liability company, the Manager of 664 N Michigan LLC, a Delaware limited liability company, the Authorized Representative of NM Project Company, LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that as such Managing Member he signed and delivered the said instrument as the free and voluntary act of said company, as the Managing Member of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 5th day of November, 2014.

Commission expires 7/9/18


Notary Public



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EXHIBIT A Legal Description

PARCEL 1: UNIT NUMBER 14A IN THE RESIDENCES CONDOMINIUM ON THE MAGNIFICENT MILE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF BLOCK 41 (EXCEPT THE EAST 75 FEET THEREOF) IN KINZIE'S ADDITION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH AND EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 3 AND OTHER PROPERTY FOR ALLEY, BUILDING FOOTINGS AND FUEL TANKS AS CREATED BY AND GRANTED IN DOCUMENT NUMBERS 12899949 AND 14659909; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145069, AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-26, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1305145069.

PARCEL 3: PARKING UNIT P814 IN THE 670 PARKING CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 130622102.

PINS: 17-10-109-003-0000, 17-10-109-004-0000 & 17-10-109-008-0000

Address: 118 EAST ERIE ST, #14A + P814, Chicago IL 60611

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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EXHIBIT B

Permitted Exceptions

- (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING;
- (2) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 20, 2013 AS DOCUMENT NO. 1305145069; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT. (AFFECTS PARCELS 1 AND 2)
- (3) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 20, 2013 AS DOCUMENT NO. 1305145070, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; (AFFECTS PARCEL 3)
- (4) THE DEVELOPER HAS RESERVED THE RIGHT TO ADD PROPERTY TO THE CONDOMINIUM AND IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. THE RIGHT TO ADD PROPERTY EXPIRES FEBRUARY 20, 2023. (EFFECTS PARCEL 3)
- (5) (8) AGREEMENT DATED OCTOBER 19, 1950 AND RECORDED OCTOBER 25, 1950 AS DOCUMENT 14 935997 BY RAYMOND MARK, JACK N. PRITZKER AND FANNY L. PRITZKER WITH ROBERT E. NICHOLAS AND ERNEST C. CHRISTIANSEN, TRUSTEES UNDER DECLARATION OF TRUST DATED JULY 11, 194 9 AND KNOWN AS TRUST NUMBER 4 9 FOR USE OF A PARTY WALL AND TERMS AND CONDITIONS CONTAINED THEREIN; (AFFECTS UNDERLYING LAND)
- (6) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO DESIGNATING THE FARWELL BUILDING AT 664 N. MICHIGAN AVE AS A CHICAGO LANDMARK, A COPY OF WHICH WAS RECORDED MAY 11, 2004 AS DOCUMENT 0413234022;
- (7) UNRECORDED DESIGNATING ORDINANCE ADOPTED APRIL 11, 2007, IDENTIFIES THE SIGNIFICANT HISTORICAL OR ARCHITECTURAL FEATURES OF THE BUILDING KNOWN AS 664 N. MICHIGAN AVE., ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE PURPOSED DISMANTLEMENT, DEMOLITION, REPAIR AND RECONSTRUCTION OF THE BUILDING, PURSUANT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CHICAGO THROUGH ITS DEPARTMENT OF PLANNING AND PRISM REAL ESTATE EQUITIES V, L.L.C., AND THE COVENANTS AND AGREEMENTS CONTAINED THEREIN;
- (8) AGREEMENT FOR THE DISMANTLEMENT, DEMOLITION, REPAIR AND RECONSTRUCTION OF THE FARWELL BUILDING DATED MARCH 31, 2008 BY AND BETWEEN THE CITY OF CHICAGO, ACTING BY AND THROUGH ITS DEPARTMENT OF PLANNING AND DEVELOPMENT, AND NM PROJECT COMPANY,

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LLC AND JOINED BY 664 N MICHIGAN, LLC, AND RECORDED MAY 2, 2008
AS DOCUMENT 0812341011;

- (9) HISTORIC WINDOW IMPROVEMENTS MAINTENANCE AGREEMENT MADE BY AND BETWEEN CITY OF CHICAGO AND NM PROJECT COMPANY, LLC RECORDED FEBRUARY 3, 2010 AS DOCUMENT NUMBER 1003418101;
- (10) COVENANT CONTAINED IN THE DOCUMENT RECORDED JUNE 18, 2010 AS DOCUMENT NO.1016913056 THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE RESIDENTIAL CONDOMINIUM UNITS TO BE CONSTRUCTED ON THE PROPERTY THROUGH THE RESIDENTIAL ASSOCIATION AND SUCH MAINTENANCE AND REPAIR SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CHICAGO; SAID DOCUMENT DOES NOT CONTAIN A RERVERSIONARY OR FORFEITURE CLAUSE;
- (11) EASEMENT IN FAVOR OF MDE THERMAL TECHNOLOGIES, INC, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 1029134045;
- (12) TERMS AND PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304622102;
- (13) TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AGREEMENT AND GRANT RECORDED MARCH 27, 1942 AS DOCUMENT NUMBER 12899949 AND AS MODIFIED BY AGREEMENT RECORDED OCTOBER 24, 1949 AS DOCUMENT NUMBER 14659909 RELATING TO AN ALLEY OVER A STRIP OF LAND 18 FEET IN WIDTH AND FOR BUILDING FOOTINGS AND FUEL TANK IN PART THEREOF;
- (14) TERMS AND PROVISIONS OF THE EASEMENT AGREEMENT DATED OCTOBER 24, 2012 AND RECORDED NOVEMBER 8, 2012 AS DOCUMENT 1231329097 MADE BY AND BETWEEN HCD CHICAGO CORPORATION AND NM PROJECT COMPANY LLC;
- (15) (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 4 CONTAINED THE INSTRUMENT CREATING SAID EASEMENT; and
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.