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Doc#: 1432518068 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2014 01:37 PM Pg: 1 of 5

8961139 1/1
**This Instrument Prepared by,
and after Recording Please
Mail To:**

DLA Piper LLP (US)
203 N. LaSalle, Suite 1900
Chicago, Illinois 60601
Attn: Brian A. Cohen, Esq.

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made this 20 day of November, 2014, between **443 WABASH HOLDING, LLC**, a Delaware limited liability company ("**Grantor**"), having an address of c/o BDT Capital Partners, LLC, 401 N. Michigan Avenue, Suite 3100, Chicago, Illinois, 60611, party of the first part, and **443 WABASH MAB LLC**, a Delaware limited liability company ("**Grantee**"), having an address of c/o Macerich, 401 Wilshire Blvd., Suite 700, Santa Monica, California, 90401, party of the second part, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto (the "**Property**");

Together with all and singular the hereditaments and appurtenances belonging thereto, 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 Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said Property as described above, with the appurtenances, unto the Grantee and its successors, **FOREVER**.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree to and with the Grantee and its successors that the Grantor has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

443 WABASH HOLDING, LLC, a Delaware limited liability company

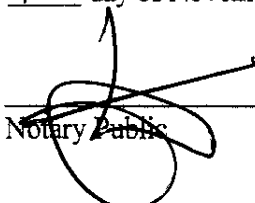
By: 400-410 Michigan, LLC, a Delaware limited liability company, its Manager

By: William R Bush
Name: William R Bush
Title: Manager

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that William Bush the Manager of 400-410 Michigan, LLC, a Delaware limited liability company, which is Manager of 443 WABASH HOLDING, LLC, a Delaware limited liability company, being the Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.



GIVEN under my hand and notarial seal this 11th day of November, 2014.




Notary Public

My Commission expires:
12/14/2015



REAL ESTATE TRANSFER TAX		21-Nov-2014
	COUNTY:	21,000.00
	ILLINOIS:	42,000.00
	TOTAL:	63,000.00
17-10-128-002-0000 20141101644307 1-571-107-456		

REAL ESTATE TRANSFER TAX		21-Nov-2014
	CHICAGO:	315,000.00
	CTA:	126,000.00
	TOTAL:	441,000.00
17-10-128-002-0000 20141101644307 0-653-341-312		

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

PARCEL 1:

THE SOUTHWEST 1/4 OF LOT 2 AND THE SOUTH 1/2 OF LOT 3 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF LOT 6 AND THE SOUTH 1/2 OF THE WEST 10.00 FEET OF LOT 5 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF LOT 4 AND THE EAST 40.00 FEET OF THE SOUTH 1/2 OF LOT 5 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 1/2 OF LOTS 4, 5, AND 6 IN BLOCK 11 OF KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTHWEST 1/4 OF LOT 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

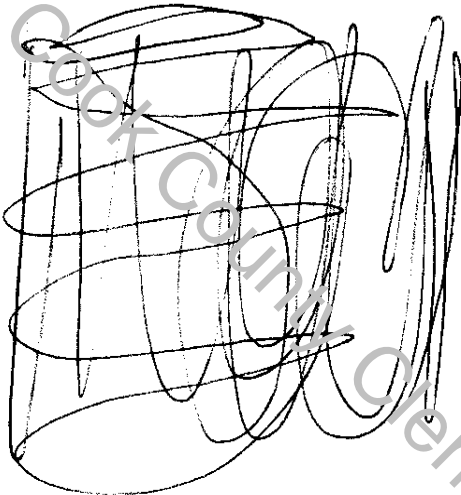
LOTS 1, 2, 3, 4 AND 5 IN COUNTY CLERKS DIVISION OF THE NORTH 1/2 OF LOT 1 AND THE NORTHEAST 1/4 OF LOT 2 IN BLOCK 11 IN KINZIE ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THE SOUTHEAST 1/4 OF LOT 2 AND THE SOUTH 1/2 OF LOT 1 IN BLOCK 11 IN KINZIE ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

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PIN: 17-10-128-002-0000; 17-10-128-003-0000; 17-10-128-004-0000; 17-10-128-005-0000; 17-10-128-006-0000; 17-10-128-007-0000; 17-10-128-008-0000; 17-10-128-009-0000; 17-10-128-010-0000; 17-10-128-011-0000; 17-10-128-013-0000

Common Address: 443 N. Wabash Ave., Chicago, Illinois 60611

Property of Cook County Clerk's Office



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EXHIBIT B **PERMITTED EXCEPTIONS**

1. 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.
2. Terms, provisions, conditions and limitations of the ordinance granting an easement to the Sanitary District of Chicago for the construction, etc., of an intercepting sewer as an adjunct of the main channel and west side treatment works, passed July 28, 1932 by the City Council of the City of Chicago, a copy of which was recorded July 12, 1975 as Document 23137161.
3. The following encroachments as shown on the plat of survey by Gremley and Biedermann dated September 12, 2011, number 2011-15350-001:
 - a. Encroachment of the overhead sign and its column, located mainly on Parcel 2, onto public property south and adjoining, but an undisclosed amount.
 - b. Encroachment of the fence located mainly on Parcel 6, onto public property east and adjoining by .16 to .65 feet.
4. City of Chicago Ordinance dated May 9, 1973, relating to the elevated public walkway occupying the public way over the north sidewalk of East Hubbard Street connecting the upper level of North Michigan Avenue to the upper level of North Wabash Avenue.
5. Ad valorem real estate taxes and assessments not yet due and payable as of the date hereof.
6. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.
7. Matters that have arisen as a result of acts done or suffered by or through Grantee.