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THIS DOCUMENT WAS
PREPARED BY

Jack Edelbrock
Mayer Brown LLP
71 South Wacker Drive
Chicago, Illinois 60606



Doc#: 1434219116 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2014 02:15 PM Pg: 1 of 6

AFTER RECORDING
RETURN TO:

Jonathan D. Harty
Hart & David, LLP
2748 Maple Ave
Downers Grove, Illinois 60515

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 2nd day of December, 2014, by Garvey Court Holdings, LLC, a Delaware limited liability company ("Grantor"), having an office at 250 Pilot Road, Suite 160, Las Vegas, Nevada 89119, to CocoMuck LLC, an Illinois limited liability company (the "Grantee"), having an office at 467 WEST ERIE STREET CHICAGO, IL 60654.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, WARRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject only to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

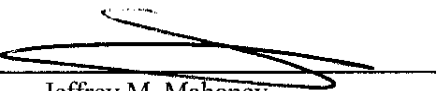
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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.


GRANTOR:



Garvey Court Holdings, LLC, a Delaware limited liability company

By: 
Jeffrey M. Mahoney
Chief Financial Officer

Mail Future Tax Bills To:

CocoMuck LLC
10 E Delaware St
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		08-Dec-2014
	CHICAGO:	8,538.75
	CTA:	3,415.50
	TOTAL:	11,954.25
17-04-221-050-0000 20141201648734 2-056-129-1		

REAL ESTATE TRANSFER TAX		08-Dec-201
	COUNTY:	569.2
	ILLINOIS:	1,138.5
	TOTAL:	1,707.7
17-04-221-050-0000 20141201648734 1-714-547-968		

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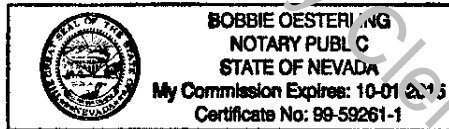
STATE OF Nevada)
)
COUNTY OF Clark) ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jeffrey M. Mahoney, as Chief Financial Officer of Garvey Court Holdings, LLC a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chief Financial Officer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of such municipal corporation, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 1 day of ~~November~~ ^{December}, 2014.

Bobbie Oesterling
Notary Public

My Commission Expires: 10/1/2015



UNOFFICIAL COPY**EXHIBIT A**

Parcel 1

Lot 9 in the Stephen N. Gouletas Resubdivision of land, property and space of part of the Northeast ¼ of Section 4, township 39 North, range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded April 5, 1993 as Document No. 93247585.

Real Estate Tax Number: 17-⁰⁴~~04~~-221-050-0000

PARCEL 2A:

UNIT NOS. 401, 402, 404, 405, 406, 408, 417, 418, 419, 420, 422, 423, _____
 427, 428, 430, 431, _____ 464, 465, 466, 467, _____ | IN THE LA SALLE
 PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED
 REAL ESTATE:

LOTS 1, 2, 2A, 2B, 2C, 3, AND 4 IN STEPHEN N. GOULETAS RESUBDIVISION OF LAND,
 PROPERTY AND SPACE OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH,
 RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF
 RECORDED APRIL 5, 1993 AS DOCUMENT NO. 93247585;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED
 APRIL 5, 1993 AS DOCUMENT NUMBER 93247587, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE
 INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

EASEMENTS FOR SUPPORT, ENTRY, INGRESS AND EGRESS, COMMON WALLS, FLOORS, CEILINGS,
 UTILITIES AND ENCROACHMENTS FOR THE BENEFIT OF PARCEL 2A AS SET FORTH IN THE GRANT
 AND RESERVATION OF EASEMENTS PERTAINING TO THE PREMISES COMMONLY KNOWN AS 1212
 NORTH LASALLE, CHICAGO, ILLINOIS, RECORDED APRIL 5, 1993 AS DOCUMENT NUMBER
 93247586.

Real Estate Tax Numbers:

[See following page]

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17-04-221-052-1249
17-04-221-052-1250
17-04-221-052-1251
17-04-221-052-1252

17-04-221-052-1285
17-04-221-052-1286
17-04-221-052-1288
17-04-221-052-1289

17-04-221-052-1293
17-04-221-052-1294
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17-04-221-052-1299
17-04-221-052-1308
17-04-221-052-1310
17-04-221-052-1311
17-04-221-052-1312

17-04-221-052-1314
17-04-221-052-1315

Common Address: 1212 N. LaSalle, Chicago, Illinois.

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EXHIBIT B

1. Taxes for the year 2014 and subsequent years, not yet due and payable.
2. Party Wall Agreement made by William S. Mellen with William M. Knight recorded July 10, 1886 as Document 733772, relating to a party wall between Lots 12 and 13 in Owner's Resubdivision and referred to in subsequent deeds in chain of title and ratified and confirmed by Agreement between Lena Regensberg and Elizabeth Ryan, dated March 11, 1908 and March 16, 1908 as Document 172950.
3. Indenture dated December 22, 1886 and recorded January 29, 1998 as Document 793988.
4. Agreement between William S. Mellen and Charles Higgins, dated April 14, 1881 and recorded March 7, 1882 in Book 1112-626, as Document 379378.
5. Grant of Easement ("Building Easement") dated August 25, 1986 and recorded November 26, 1986 as Document 86563909.
6. Grant of Easement ("West Parcel Grant of Easement") dated August 25, 1986 and recorded November 26, 1986 as Document 86563911.
7. Grants and Reservation of Easements recorded April 5, 1993 as Document 93247586.
8. Covenant recorded March 22, 1993 as Document 93210765.
9. Terms, provisions and conditions relating to the easement described as Parcel 1A and rights of the adjoin owner or owners to the concurrent use of said easement.

As to Parcels 2A and 2B only
10. (A) Terms, Provisions, and conditions relating to the easements described as Parcel 2B contained in the instruments creating said easements

(B) Rights of the adjoining owner or owners to the concurrent use of said easements.
11. (A) Terms, Provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded April 5, 1993 as Document NO. 93247587, as amended from time to time; and

(B) limitations and conditions imposed by the Condominium Property Act.