

UNOFFICIAL COPY



THIS DOCUMENT WAS)
PREPARED BY:)

Bradley Ritter, Esq.)
Paul Hastings LLP)
191 North Wacker, 30th Floor)
Chicago, Illinois 60606)

AFTER RECORDING RETURN TO:)

Bradley Ritter, Esq.)
Paul Hastings LLP)
191 North Wacker, 30th Floor)
Chicago, Illinois 60606)

Doc#: 1434529130 Fee: \$48.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/11/2014 04:39 PM Pg: 1 of 6

(This space reserved for recording date)

SPECIAL WARRANTY DEED

PMUDI LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is 20 N. Michigan Avenue, Suite 400, Chicago, Illinois 60602, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by 840 NORTH MICHIGAN AVENUE ACQUISITION LLC, whose mailing address is c/o Acadia Realty Trust, 1311 Mamaroneck Avenue, Suite 260, White Plains, New York 10605 ("**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to Grantee, its successors and assigns, in fee simple, an 84.22% undivided interest as tenant in common in that certain real property being more particularly described in Exhibit A attached hereto and made a part herein together with all appurtenances thereto and all improvements situated thereon (collectively, the "**Real Property**"); subject, however, to those matters described in Exhibit B attached hereto and made a part herein.

TO HAVE AND TO HOLD the Real Property to Grantee, its successors and assigns, forever. Grantor hereby agrees to warrant and defend the Real Property, the whole or any part therein, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

Permanent Index Number(s): 17-03-225-028-0000

Address of Property: 840 N. Michigan Avenue, Chicago, Illinois 60611.

21

8/16/29 3000

UNOFFICIAL COPY

EXECUTED this 17th day of November, 2014, and EFFECTIVE upon delivery to Grantee.

GRANTOR:

PMUDI LLC, a Delaware limited liability company


By: [Signature]



Name: Robert A. Wiglow

Title: Manager

Mail tax bills to:

Acadia Realty Trust
1311 Mamaroneck Avenue, Suite 260
White Plains, New York 10605
Attention: Robert Masters, Esq.

REAL ESTATE TRANSFER TAX	12-Dec-2014
 CHICAGO:	1,023,840.00
CTA:	409,536.00
TOTAL:	1,433,376.00
17-03-225-028-0000 20141201649604 0-126-823-040	

REAL ESTATE TRANSFER TAX	12-Dec-2014
  COUNTY:	45,095.50
ILLINOIS:	90,191.00
TOTAL:	135,286.50
17-03-225-028-0000 20141201649604 1-901-537-920	

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss

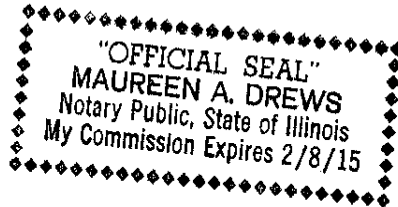
I, the undersigned, a Notary Public in and for the County of COOK, in the State of Illinois, DO HEREBY CERTIFY that Robert A. Wislow personally known to me to be the Manager of PMODI LLC, a Delaware LLC, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she signed and delivered the foregoing instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of November 2014

Maureen A. Drews

Notary Public

Commission Expires: 2/8/2015



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A

LEGAL DESCRIPTION

Address: 840 N. Michigan Avenue, Chicago, Illinois 60611

PIN: 17-03-225-028-0000

That certain real property located in the City of Chicago, County of Cook, State of Illinois, described as follows:

LOTS 1 TO 2 INCLUSIVE IN THE SUBDIVISION OF LOT 14 IN THE ASSESSOR'S DIVISION OF THE NORTH 2/3 OF BLOCK 20 AND OF LOT 10 IN THE SUBDIVISION OF THE SOUTH 1/3 OF BLOCK 20 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exhibit B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.
2. THE REAL PROPERTY 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.
3. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED JANUARY 30, 2013 AND RECORDED FEBRUARY 20, 2014 AS DOCUMENT 1405119108 MADE BY PMUDI, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO ALLIANZ LIFE INSURANCE COMPANY OF NORTH AMERICA, A MINNESOTA CORPORATION, TO SECURE A NOTE FOR \$55,000,000.00.
4. ASSIGNMENT OF LEASES AND RENTS RECORDED FEBRUARY 20, 2014 AS DOCUMENT NO. 1405119109 MADE BY PMUDI LLC, A DELAWARE LIMITED LIABILITY COMPANY TO ALLIANZ LIFE INSURANCE COMPANY OF NORTH AMERICA, A MINNESOTA CORPORATION.
5. EXISTING UNRECORDED LEASE IN FAVOR OF H&M HENNES & MAURITZ L.P., AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

AS AFFECTED BY THE NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED FEBRUARY 20, 2014 AS DOCUMENT NUMBER 1405119112.
6. EXISTING UNRECORDED LEASE IN FAVOR OF CHICAGO SMSA LIMITED PARTNERSHIP, DOING BUSINESS AS VERIZON WIRELESS, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

AS AFFECTED BY THE NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED FEBRUARY 20, 2014 AS DOCUMENT NUMBER 1405119111.
7. (1) ENCROACHMENT OF THE CORNICES AT THE ROOF ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 1.46 FEET;

(2) ENCROACHMENT OF THE SOUTHEAST CORNER OF THE CORNICES AT THE ROOF ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 2.04 FEET.

UNOFFICIAL COPY

(3) ENCROACHMENT OF THE SOUTHWEST CORNER OF BUILDING AT THE ROOF ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.12 FEET AND AT THE SOUTHEAST CORNER BY .08 FEET;

(4) ENCROACHMENT OF THE SOUTHWEST CORNER OF THE BUILDING AT THE GRADE ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.28 FEET; AND

(5) ENCROACHMENT OF THE FACE OF CONCRETE WALL ONTO THE PROPERTY SOUTHWEST AND ADJOINING BY APPROXIMATELY 0.16 FEET.

Property of Cook County Clerk's Office