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<p>This Instrument Prepared By:</p> <p>Marc A. Benjamin, Esq. Pircher, Nichols & Meeks 900 North Michigan Avenue Suite 1000 Chicago, Illinois 60611</p> <p>After Recording Return To:</p> <p>Heather W. Adkinson, Esq. Mayer Brown LLP 71 S. Wacker Dr. Chicago, Illinois 60606</p>	<p>Doc#: 1502716040 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 01/27/2015 12:08 PM Pg: 1 of 5</p>
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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

THIS INDENTURE, made as of this 27 day of January, 2015, between 55 EAST MONROE INVESTORS IV, L.L.C., a Delaware limited liability company ("**Grantor**"), having an address of c/o Walton Street Capital, L.L.C., 900 North Michigan Avenue, Suite 1900, Chicago, Illinois 60611, and PR 55 EAST MONROE, LLC, a Delaware limited liability company ("**Grantee**"), having an address of c/o Prudential Real Estate Investors, 7 Giralda Farms, Madison, NJ 07940.

WITNESSETH, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has Conveyed and Quitclaimed, and by these presents does Convey and Quitclaim to Grantee that certain land, situate, lying and being in the County of Cook, State of Illinois commonly known as 125 South Wabash Avenue, Chicago, Illinois, and being more particularly described in **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

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Please see Deed recorded as
Doc # 1502716039 for transfer taxes.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this instrument as of the day and year first above written.

GRANTOR:

55 EAST MONROE INVESTORS IV, L.L.C.,
a Delaware limited liability company

By: 55 East Monroe Mezzanine IV, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: 55 East Monroe Holdings IV, L.L.C.,
a Delaware limited liability company,
its Managing Member

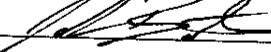
By: WSC 55EM Investors IV, LLC,
a Delaware limited liability company,
its Managing Member

By: Walton Acquisition REOC Holdings IV, LLC,
a Delaware limited liability company,
its Sole Member

By: Walton Street Real Estate Fund IV, L.P.,
a Delaware limited partnership,
its Managing Member

By: Walton Street Managers IV, L.P.,
a Delaware limited partnership,
its General Partner

By: WSC Managers IV, Inc.,
a Delaware corporation,
its General Partner

By: 
Name: John Boots
Its: Vice President

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STATE OF ILLINOIS)	
)	
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Beuts, as a Vice President of WSC Managers IV, Inc., a Delaware corporation and the General Partner of Walton Street Managers IV, L.P., a Delaware limited partnership and the General Partner of Walton Street Real Estate Fund IV, L.P., a Delaware limited partnership and the Managing Member of Walton Acquisition REOC Holdings IV, LLC, a Delaware limited liability company and the Sole Member of WSC 55EM Investors IV, LLC, a Delaware limited liability company and the Managing Member of 55 East Monroe Holdings IV, L.L.C., a Delaware limited liability company and the Managing Member of 55 East Monroe Mezzanine IV, L.L.C., a Delaware limited liability company and the Sole Member of 55 East Monroe Investors IV, L.L.C., a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as a free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 20th day of January, 2015.



Print Name: Daniel D. Lindgren
 Notary Public
 Commission Expiration: 2/22/2015

(Seal)

Send subsequent tax bills to:

PR 55 East Monroe, LLC
 c/o GlenStar Asset Management, LLC
 55 East Monroe Street, Suite 1460
 Chicago, Illinois 60603



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF THE SOUTH ½ OF LOT 7 IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +397.94 FEET CHICAGO CITY DATUM (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM), EXCEPTING FROM SAID TRACT THAT PART WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF -126.75 FEET CHICAGO CITY DATUM AND WHICH LIES ABOVE THE FOLLOWING DESCRIBED HORIZONTAL, INCLINING AND DECLINING PLANES: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF LOT 5 IN ASSESSOR'S DIVISION AFORESAID); THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 75.43 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. WABASH AVENUE); THENCE CONTINUING NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT, BEING AN INCLINING PLANE, A DISTANCE OF 41.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF SAID LOT 7 HAVING AN ELEVATION OF +105.90 FEET; THENCE NORTH 89°-38'-58" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 7, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +105.90 FEET, A DISTANCE OF 57.59 FEET; THENCE SOUTH 00°-00'-00" WEST ALONG A DECLINING PLANE, A DISTANCE OF 32.49 FEET TO A POINT HAVING AN ELEVATION OF +104.69 FEET; THENCE SOUTH 90°-00'-00" EAST, ALONG A DECLINING PLANE, A DISTANCE OF 29.02 FEET TO A POINT HAVING AN ELEVATION OF +104.06 FEET; THENCE SOUTH 00°-00'-00" WEST ALONG AN INCLINING PLANE, A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +104.20 FEET; THENCE CONTINUING SOUTH 00°-00'-00" WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 74.88 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. ADAMS STREET); THENCE SOUTH 89°38'-10" WEST ALONG THE SOUTH LINE OF SAID TRACT BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +104.20 FEET, A DISTANCE OF 86.61 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +126.75 FEET AND WHICH LIES ABOVE THE FOLLOWING HORIZONTAL, INCLINING AND DECLINING PLANES: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 116.57 FEET TO THE NORTH LINE OF THE SOUTH ½ OF LOT 7 AFORESAID; THENCE NORTH 89°-38'-58" EAST ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID LOT 7, A DISTANCE OF 86.61 FEET TO THE PLACE OF BEGINNING, SAID PLACE OF BEGINNING HAVING AN ELEVATION OF +111.80; THENCE CONTINUING SOUTH 89°-38'-58" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 7, BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +111.80 FEET, A DISTANCE OF 94.24

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FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH $00^{\circ}-00'-25''$ EAST ALONG THE EAST LINE OF SAID LOT 7 BEING AN INCLINING PLANE, A DISTANCE OF 40.18 FEET TO A POINT HAVING AN ELEVATION OF +113.18 FEET (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7); THENCE SOUTH $89^{\circ}-38'-41''$ WEST ALONG THE SOUTH LINE OF SAID LOT 7 BEING A HORIZONTAL PLANE HAVING AN ELEVATION +113.18 FEET, A DISTANCE OF 9.0 FEET TO THE NORTHEAST CORNER OF LOT 1 IN ASSESSOR'S DIVISION AFORESAID; THENCE SOUTH $00^{\circ}-00'-25''$ EAST ALONG THE EAST LINE OF SAID LOT 1 BEING AN INCLINING PLANE, A DISTANCE OF 2.01 FEET TO A POINT HAVING AN ELEVATION OF +113.23 FEET; THENCE CONTINUING SOUTH $00^{\circ}-00'-25''$ EAST ALONG THE EAST LINE OF SAID LOT 1 BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 74.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH $89^{\circ}-38'-10''$ WEST ALONG THE SOUTH LINE OF SAID TRACT BEING A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 85.26 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +113.23 FEET, A DISTANCE OF 74.88 FEET; THENCE CONTINUING NORTH $00^{\circ}-00'-00''$ EAST ALONG A DECLINING PLANE, A DISTANCE OF 9.0 FEET TO A POINT HAVING AN ELEVATION OF +113.05 FEET; THENCE CONTINUING NORTH $00^{\circ}-00'-00''$ EAST ALONG A DECLINING PLANE, A DISTANCE OF 32.67 FEET TO THE PLACE OF BEGINNING (SAID PLACE OF BEGINNING HAVING AN ELEVATION OF +111.80 FEET), ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-15-103-009-8002

Address: 125 S. Wabash Avenue, Chicago, Illinois 60603