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WARRANTY DEED

ILLINOIS STATUTORY (Company to Company)

THE GRANTOR MICHIGAN AVENUE 2.7 LLC. at Illinois limited liability company having an address of 10531 Timba wood Circle, Suite D, Louisville, KY 40223, in the City of Louisville, County of Jefferson and State of Kentucky



1503516046 Fee: \$48.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 02/04/2015 02:05 PM Pg: 1 of 6

Above Space for Recorder's Use Only

for and in consideration of TEN & 00/100 LOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MBZ Holdings, LLC- 1455 S Michigan Series, an Illinois limited liability company, having an address of 53 West Jackson Blvd., Suite 1564, Chicago, IL 60604, all of the interest, if any, acquired by Grantor in the Real Estate situated in the County of Cook, State of Illinois, as described in Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-22-108-12-0000; 17-22-108-13-0000; 17-22-108-14-0000; and 17-22-108-15-0000.

Address of Real Estate: 1455 S. Michigan Avenue, Chicago, Illinois.

Subject to: the Permitted Exceptions Attached hereto as Exhibit B.

The Real Estate is not Homestead Property

TO HAVE AND TO HOLD the said Real Estate with all appurtenances and fixtures thereto to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that Grantor and Grantor's successors shall warrant and defend said Real Estate to said Grantee and said Grantee's successors and assigns forever, subject only to the Permitted Exceptions.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 29 TH day of <u>January</u>, 2015.

MICHIGAN AVENUE 2.7 LLC.

an Illinois limited liability company

By: Whayne Holdings, LLC, as Manager

STATE OF KENTUCK

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gregory Campbell, the Manager of Whayne Holdings, LLC, the Manager of Michigan Avenue 2.7 LLC, an Illinois limited in or ity company, personally known to me to be the same person whose name is subscribed to the oregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as said officer on behalf of Michigan Avenue 2.7 LLC as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this $\frac{2q_1 H}{day}$ of s

Commission expires:

This instrument was prepared by:

Chad Middendorf, Esq.

10531 Timberwood Circle, Suite D.

Louisville, KY 40223.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Wallace K. Moy 53 W. Jackson Blvd. Suite 1564

MBZ Holdings, LLC 625 W. 31st Street,

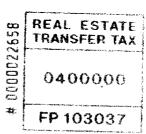
Chicago, Illinois 60604

Chicago, Illinois 60616

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 29 AND 30 IN THE SUBDIVISION OF LAVANTIA SPRING ADMINISTRATRIX IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

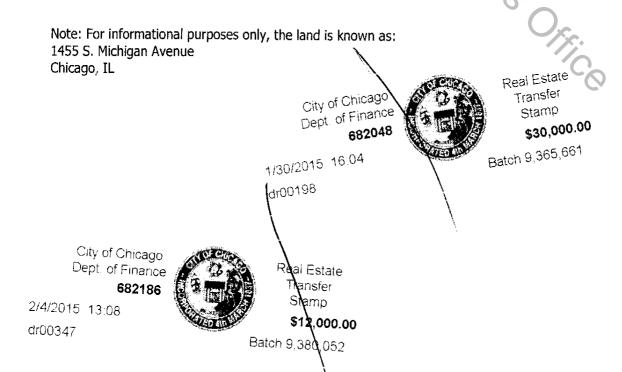
PARCEL 2:

THAT PART OF THE SOUTH 48 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST LINE OF MICHIGAN AVENUE AT A POINT 12.233 CHAINS NORTH OF THE SOUTH LINE OF SAID FRACTICNAL 1/4 SECTION (SAID POINT BEING ON THE SOUTH LINE OF LAND FORMERLY OF GILES SPRING), RUNNING THENCE EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH, A DISTANCE OF 25.70 FEET; THENCE WEST, A DISTANCE OF 160.00 FEET TO THE EAST LINE OF MICHIGAN AVENUE AND THENCE NORTH, A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING, BEING THE SAME AS: ALL OF LOT 4 IN BLOCK 20 OF ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERI DIAM, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 IN FOSTER AND BUSBY'S SUBDIVISION OF LOTS 11 TO 14 OF ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 20 AND 8.94 FEET NORTH OF AND ADJOINING SAME OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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EXHIBIT B

PERMITTED EXCEPTIONS

- (a) General real estate taxes for the year 2014 and subsequent years;
- (b) The land lies within the boundaries of Special Service Area Number 12 as disclosed by ordinance recorded as document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances;
- (c) Unrecorded Lease in favor of Taranis Management, LLC as disclosed by Assignment and Assumption of Lease recorded January 9, 2013 as document 1300931071, and all rights thereunder of and affects done or suffered thereunder by said lessee;
- (d) Unrecorded Lease in favor of Solo Eye Care & Eyeware Gallery, LLC as disclosed by Assignment and Assumption of Lease recorded January 9, 2013 as document 1300931071, and all rights thereunder of and all acts done or suffered thereunder by said lessee;
- (e) Unrecorded Lease in favor of 360 Lestination Group Chicago dated February 18, 2013 as amended by that certain First Amendment o Lease dated May 5, 20124;
- (f) Unrecorded Lease in favor of Central Station 1 evelopment Corp., dated September 1, 2010; and
- (g) Central Station Redevelopment Agreement made by and between the City of Chicago and Central Station Development Corp., Chicago Title and Trust Company as Trustee under Trust Agreement numbers 1093525 and 1080000, Central Station Limit of Partnership, 1304 S. Indiana Avenue, LP and Forest City Central Station, Inc. recorded November 1, 1991 as document 91574409 and First Amendment recorded December 23, 1994 as document 04071129 (herein called the "Permitted Exceptions").

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UNOFFICIAL COPY PLAT ACT AFFIDAVIT

ST	ATE OF ILLINOIS)
CO)SS. OUNTY OF COOK)
	being duly sworn on oath, states to the resides at 7417 (eder Bist C4, Propert KY) That the attached deed not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:
tha	t he resides at 7417 Ceter Biot C4 Prospect KY That the attached deed
is r	not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:
des	ction A. Said deed is not applicable as the grantors own no adjoining property to the premises
	OR
Saa	tion D. The same of D. All the same of D.
bar	tion B. The conveyance falls within one of the following exemptions set forth in the Act at agraph (b) of 1:
1	
1.	The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not
2	involve any new streets or easements of access:
2.	The division of lots or block of less than I acre in any recorded subdivision which does not involve any new streets or easements of access;
3.	The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4.	The conveyance of parcels of land or interests therein for use as a right of way for railroads or other
	public utility facilities and other pipe lines which does not involve any new streets or easements of
5	access;
5.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6.	The conveyance of land for highway or other public purposes or grants or conveyances relating to
	the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7.	Conveyances made to correct descriptions in prior conveyances:
8.	The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a
	particular parcel of tract of land existing on July 17, 1959 and not involving any new streets or
9.	easements of access;
7.	The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any
	subsequent lots from the same larger tract of land, as determined by the dimensions and
	configurations of the larger tract on October 1, 1973, and provided also that this every spin does not
	invalidate any local requirements applicable to the subdivision of land.
(CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.
Affia	nnt further states that _he makes this affidavit for the purpose of inducing the Recorder of Deeds of County, Illinois to accept the attached deed for recording.
	$OO \circ O \circ O \circ A$
	- Cler Met -
SUBS	CRIBED AND SWORN to before me
ئ This	29-day of January , 2015

Cirainia Bole NOTARY PUBLIC