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THIS DOCUMENT WAS PREPARED BY:

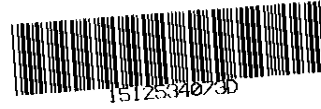
Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, Illinois 60601

UPON RECORDING RETURN TO:

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, Illinois 60601
Attention: Martin J. Lee

MAIL SUBSEQUENT TAX BILLS TO:

1006 S Michigan LLC
2 Seaview Blvd., Suite 102
Port Washington, New York 11050
Attention: Jerry Karlik



Doc#: 1512534073 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2015 02:10 PM Pg: 1 of 5

The above space for recorders use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of 29th day of April, 2015 by LIGHTNER ENTERPRISES, INC., an Illinois corporation, having an address at 1006 S. Michigan Avenue, Suite 603, Chicago, Illinois 60605 ("Grantor"), in favor of 1006 S MICHIGAN, LLC, a Delaware limited liability company, having an address at 2 Seaview Boulevard, Suite 102, Port Washington, New York 11050, as to an undivided 50% interest, RK 2011 TRUST 1006 MICHIGAN AVENUE LLC, an Illinois limited liability company, having as address at c/o Time Equities, Inc., 55 Fifth Avenue, 15th Floor, New York, New York 10003, as to an undivided 5% interest, 131 WEST 33RD 1006 MICHIGAN AVENUE LLC, an Illinois limited liability company, having an address at c/o Time Equities, Inc., 55 Fifth Avenue, 15th Floor, New York, New York 10003, as to an undivided 33.4384% interest, and 33RD STREET 1006 MICHIGAN AVENUE LLC, an Illinois limited liability company, having an address at c/o Time Equities, Inc., 55 Fifth Avenue, 15th Floor, New York, New York 10003, as to an undivided 11.5616% interest, as tenants in common and not as joint tenants (collectively, "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, in and to the following described land (the "Land") in Cook County, Illinois:

See Exhibit A attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to those matters described on Exhibit B attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the

FIDELITY NATIONAL TITLE 0214002255

CHI 65848307v2

CCRD REVIEWER A

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current year not yet due and payable.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the claims and demands of all persons claiming by, through or under Grantor, but against none other.

[Signature Page Follows]

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, AND 3 IN HARMON'S SUBDIVISION OF THE SOUTH 1/3 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 6 AND 7 IN CHARLES L. HARMON'S RESUBDIVISION OF LOTS 10, 11, 12, 13, AND 14 IN HARMON'S SUBDIVISION OF SOUTH 1/3 OF BLOCK 20 AND 1.33 FEET NORTH OF AND ADJOINING SAID LOT 10 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 IN INGRESS, EGRESS, LOADING AND UNLOADING, AS CREATED BY GRANT AND EASEMENT DATED SEPTEMBER 15, 1945 AND RECORDED AS DOCUMENT NO. 13610003, AS AMENDED BY AMENDMENT TO EASEMENT DATED NOVEMBER 30, 2000 AND RECORDED AS DOCUMENT NO. 0010116948 OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 5 IN ASSESSOR'S DIVISION OF PART OF THE NORTH HALF (N1/2) OF THE SOUTH TWO THIRDS (S2/3) OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 117.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST, ALONG SAID SOUTH LINE, 86.18 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Lease made by Lightner Enterprises Inc. To Sprintcom, Inc, a Kansas corporation dated September 3, 1997, a memorandum of pcs site agreement {I.d. Sr-007.034d} which was recorded July 2, 1998 as document 98567267, demising the land for a term of years beginning September 3, 1997 and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.
2. Grant of easement for unrestricted right of access thereto and to electric and telephone facilities in favor of Sprintcom, Inc, a Kansas corporation, and the provisions relating thereto contained in the a memorandum of pcs site agreement {I.d. Sr-007.034d}, which was recorded July 2, 1998 as document 98567267.
3. Terms and provisions of the grant and easement made by Lehmann estate. Inc., Dated September 15, 1945 and recorded September 27, 1945 as document 13610003 over the land and other property not now in question and in favor of the land and other property as disclosed by said instrument. Amendment of easement dated November 30, 2000 and recorded February 13, 2001 As document number 0010116948. Order of judgment declaring easements recorded August 22, 2014 as document 1423413017.
4. Terms, conditions and provisions of the grant and easement made by Lehmann estate Inc. dated September 5, 1945 and recorded September 27, 1945 as document 13610002 over the land and other property not now in question and for the benefit of the land as disclosed by said instrument.
5. 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.
6. Rights of owners and occupants of premises adjoining north and south of parcel 2, who use parcel 2 as means of access to street west.
7. An encroachment of the 8 story brick building situated on said Land into or onto the adjoining land on the north by 0.07 to 0.20 feet, as disclosed by Plat of Survey no. 14-351 prepared by B.H. Suhr & Company, Inc. dated January 17, 2015.
8. An encroachment of the 4 story building situated on land adjoining to the south into or onto said Land by 0.06 feet, as disclosed by Plat of Survey no. 14-351 prepared by B.H. Suhr & Company, Inc. dated January 17, 2015.
9. An encroachment of the fire escape situated on said Land into or onto the {{adjoining land}} public alley on the west, as disclosed by Plat of Survey no. 14-351 prepared by B.H. Suhr & Company, Inc. dated January 17, 2015.