

# UNOFFICIAL COPY

**PREPARED BY:**

Thomas G. Jaros, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602



Doc#: 1530945043 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2015 02:32 PM Pg: 1 of 8

**WHEN RECORDED RETURN****TO:**

Seyfarth Shaw LLP  
131 South Dearborn Street, Suite  
2400  
Chicago, Illinois 60603  
Attention: Joel D. Rubin

**SEND FUTURE TAX BILLS****TO:**

c/o RREEF America, L.L.C.  
222 South Riverside Plaza  
26th Floor  
Chicago, Illinois 60606  
Attention: Brad Gries

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made effective as of the 30<sup>th</sup> day of October, 2015 by the GRANTOR, **CHICAGO PROPERTIES I, LLC**, a Delaware limited liability company, whose address is c/o Kayne Anderson Real Estate Advisors, LLC, One Town Center Road, Suite 300, Boca Raton, FL 33486.

GRANTOR, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS and TRANSFERS to **GATEWAY CATALYST THC, LLC**, a Delaware limited liability company, whose address is c/o RREEF America, L.L.C. at 222 S. Riverside Plaza, 26th Floor, Chicago, Illinois 60606, an interest in the real estate legally described on **Exhibit A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **Exhibit B**.

Exempt under provisions of Paragraph (b), Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10/30/2015  
Date

[Signature] Grantor's  
Buyer, Seller or Representative attorney in fact

[Signatures begin on next page]

CCRD REVIEWER 121

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

CHICAGO PROPERTIES I, LLC, a Delaware limited liability company

By: \_\_\_\_\_

Name: S. David Selznick

Title: Vice President

STATE OF FLORIDA )

) ss.

COUNTY OF PALM BEACH )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that S. David Selznick, the Vice President of CHICAGO PROPERTIES I, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22<sup>nd</sup> day of October, 2015.

Shantel T. Smith  
Notary Public

(Seal)

My Commission Expires: 11/16/2018



SHANTEL T. SMITH  
MY COMMISSION # FF 176355  
EXPIRES: November 16, 2018  
Bonded Thru Budget Notary Services

REAL ESTATE TRANSFER TAX		04-Nov-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-09-331-011-0000   20151001635932   0-672-673-856		

REAL ESTATE TRANSFER TAX		04-Nov-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-09-331-011-0000   20151001635932   0-550-404-160		

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THE SOUTH 25 FEET 8 - 1/2 INCHES OF LOT 7 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 7 (EXCEPT THE SOUTH 25 FEET 8 - 1/2 INCHES) IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 6 (EXCEPT THE NORTH 37.0 FEET THEREOF) IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THAT PART OF LOT 10 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 75.00 FEET OF SAID LOT 10, IN COOK COUNTY, ILLINOIS.

#### PARCEL 5:

THE EAST 75 FEET OF LOT 10 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 6:

LOT 6 EXCEPT THE SOUTH 38.67 FEET AND EXCEPT THE NORTH 1.25 FEET IN BLOCK 47, IN THE ORIGINAL TOWN OF CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO DESCRIBED AS:

THE NORTH 37 FEET OF LOT 6 (EXCEPT THE NORTH 15 INCHES THEREOF) IN BLOCK 47 IN THE ORIGINAL TOWN OF CHICAGO SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Common Address: 618 West Washington Street, Chicago, Illinois

630 West Washington Street, Chicago, Illinois

123 North Des Plaines Street, Chicago, Illinois

PINS: 17-09-331-008-0000; 17-09-331-009-0000; 17-09-331-010-0000; 17-09-331-011-0000;  
17-09-331-012-0000; 17-09-331-013-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes for 2015, and subsequent years a lien not yet due and payable.
2. The land lies within the boundaries of Special Service Area Number 12, as disclosed by Substitute Ordinance dated February 9, 1991 as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Lease made by Chicago Properties I, LLC to Walgreen Co. dated May 10, 2013, a memorandum of which was recorded June 11, 2013 as document 1316244038, demising the land for a term of years, 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.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. Easement in favor of Comcast of Chicago, Inc., and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document 1421344095, and the terms, provisions and conditions contained therein.
7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Gremley & Biedermann, a Division of PLCS Corporation on September 19, 2014, last revised October 16, 2015, designated Job Number 2014-19903-001:
  - a. Encroachment of auto sprinkler over the west line of the land and onto the public right of way by an undisclosed distance.
  - b. Encroachment of canopy over the west line of the land and onto the public right of way by an undisclosed distance.
  - c. Adverse encroachment of fence post and fence located on the property north and adjoining onto the land by 0.31 feet.
  - d. Corner of concrete building encroachment of 0.23' west on northwest portion of subject premises.
  - e. Concrete curb encroachment of 0.21' east on northeast portion of subject premises.
8. Rights of tenants in possession under existing unrecorded leases as tenants as only, with no rights of first refusal or options to purchase all or any portion of the Property.
9. Multifamily Mortgage, Assignment of Rents and Security Agreement dated December 31, 2014 and recorded January 2, 2015 as 1500239044, made by Chicago Properties I, LLC, to Acre Capital, LLC to secure an indebtedness in the amount of \$71,500,000.00, and the terms and conditions thereof.

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10. Assignment of Security Instrument recorded January 2, 2015 as document 1500239045, from Acre Capital, LLC, limited liability company of Michigan, to Federal Home Loan Mortgage Corporation, a corporation of the United States.
11. Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement, recorded March 20, 2015 as document 1507957175, from Federal Home Loan Mortgage Corporation, to U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2015-KKA.
12. Financing Statement executed by Chicago Properties I, LLC, debtor, recorded on January 2, 2015 as document 1500239046.
13. Assignment of Financing Statement, recorded April 9, 2015 as document 1509919122, from Federal Home Loan Mortgage Corporation, to U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2015-KKA.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 23, 2015 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before  
me by the said \_\_\_\_\_ affiant  
this 23rd day of October  
2015.  
Notary Public [Signature]



SHANTEL T. SMITH  
MY COMMISSION # FF 176355  
EXPIRES: November 16, 2018  
Bonded Thru Budget Notary Services

The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_\_\_ Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before  
me by the said \_\_\_\_\_ affiant  
this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.  
Notary Public \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## STATEMENT BY GRANTEE

The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 28, 2015

### GRANTEE:

**GATEWAY CATALYST THC, LLC,**  
a Delaware limited liability company

By: Gateway MAA Catalyst, LLC, a Delaware limited liability company, its managing member

By: Gateway Attila, LLC, a Delaware limited liability company, its sole member

By: [Signature]  
Name: Christine Roseland  
Title: Vice President & Secretary

### CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

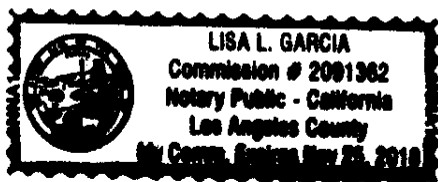
STATE OF CALIFORNIA }

COUNTY OF Los Angeles }

On October 28, 2015 before me, Lisa L. Garcia Notary Public, personally appeared Christine Roseland, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he~~<sup>she</sup> executed the same in ~~his~~<sup>her</sup> authorized capacity, and that by ~~his~~<sup>her</sup> signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL



[Signature]  
Notary Public