

# UNOFFICIAL COPY

**PREPARED BY:**

Jackson Walker L.L.P.  
1401 McKinney, Suite 1900  
Houston, Texas 77010  
Attention: Brian S. Harris

**SEND ALL SUBSEQUENT TAX BILLS TO:**

Hastings Center Office LLC  
205 West Wacker Drive  
Suite 1300  
Chicago, IL 60606



Doc#: 1535822054 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/24/2015 11:40 AM Pg: 1 of 6

RECORDER'S STAMP

## SPECIAL WARRANTY DEED

LUI Chicago Hastings, LLC, a Delaware limited liability company (the "**Grantor**"), of the City of Houston, County of Harris, and State of Texas, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the recent and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto Hastings Center Office, LLC, an Illinois limited liability company (the "**Grantee**"), certain land located in the City of Chicago, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "**Property**").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

[The balance of this page intentionally left blank. Signature Page follows.]

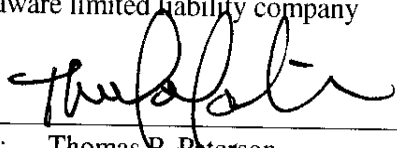
696930-A 1003

RW

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 18 day of December, 2015, to be effective as of the 22 day of December, 2015.

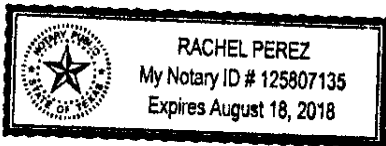
LUI Chicago Hastings, LLC,  
a Delaware limited liability company

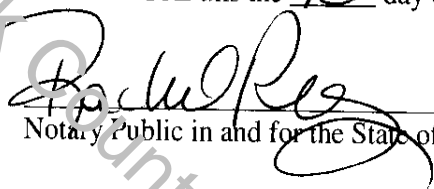
By:   
Name: Thomas P. Paterson  
Title: Senior Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Thomas P. Paterson, Senior Vice President of LUI Chicago Hastings, LLC, a Delaware limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said limited liability company, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18 day of December, 2015.




  
Notary Public in and for the State of Texas

**WHEN RECORDED RETURN TO:**

First American Title Company  
1790 Hughes Landing Blvd., Suite 110  
The Woodlands, Texas 77380  
Attn: Sharon P. Mork  
*NCS-696930-A*

REAL ESTATE TRANSFER TAX		24-Dec-2015
	COUNTY:	7,100.00
	ILLINOIS:	14,200.00
	<b>TOTAL:</b>	<b>21,300.00</b>
17-19-115-004-0000   20151001635001   1-197-864-000		

REAL ESTATE TRANSFER TAX		24-Dec-2015
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
17-19-115-004-0000   20151001635001   0-621-737-024		

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A

### PROPERTY

#### PARCEL 1:

THAT PART OF LOTS 28 THROUGH 36, BOTH INCLUSIVE, IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 AND LOT 36, IN CAMPBELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 12 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A PLANE WHICH IS 34.98 FEET ABOVE CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN SAID CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS WEST, A DISTANCE OF 91.43 FEET ALONG THE NORTH LINE OF LOTS 25, 26, 27 AND 28 IN SAID CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF WEST HASTINGS STREET) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 28 SECONDS WEST, A DISTANCE OF 220.01 FEET ALONG THE NORTH LINE OF SAID LOTS 28 THROUGH 36, BOTH INCLUSIVE, IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 AND ALONG THE NORTH LINE OF LOT 36 IN CAMPBELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 12; THENCE SOUTH 00 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 78.57 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS EAST, A DISTANCE OF 220.01 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 78.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOTS 25 THROUGH 28, INCLUSIVE, AND LOTS 45 THROUGH 48, BOTH INCLUSIVE, IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE VACATED EAST AND WEST ALLEY (VACATED BY DOCUMENT NUMBER 7373347) LYING SOUTH OF AND ADJOINING SAID LOTS 25 THROUGH 28, AND LYING NORTH OF AND ADJOINING SAID LOTS 45 THROUGH 48; AND VACATED WEST 14TH STREET (VACATED BY DOCUMENT NUMBER 7373347), DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 25 IN SAID CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS WEST, A DISTANCE OF 91.43 FEET ALONG THE NORTH LINE OF LOTS 25 THROUGH 28, BOTH INCLUSIVE, IN SAID CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF WEST HASTINGS STREET); THENCE SOUTH 00 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 79.61 FEET (79.73 FEET RECORD); THENCE SOUTH 89 DEGREES 56 MINUTES 28 SECONDS EAST, A DISTANCE OF 1.28 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 201.05 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 80.15 FEET TO THE EAST LINE OF SAID VACATED WEST 14TH STREET; THENCE NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 16.44 FEET (16.46 FEET RECORD) ALONG SAID EAST LINE OF VACATED WEST 14TH STREET TO THE SOUTH LINE OF SAID LOT 48 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID VACATED WEST 14TH STREET); THENCE SOUTH 89 DEGREES 56 MINUTES 09 SECONDS EAST, A DISTANCE OF 10.00 FEET ALONG THE SOUTH LINE OF LOT 48 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID VACATED WEST 14TH STREET) TO THE EAST LINE OF SAID LOT 48

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IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID EAST LINE ALSO BEING THE WEST LINE OF SOUTH DAMEN AVENUE); THENCE NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 124.11 FEET (124.10 FEET RECORD) ALONG SAID EAST LINE OF LOT 48 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID EAST LINE ALSO BEING THE WEST LINE OF SOUTH DAMEN AVENUE) TO THE NORTH LINE OF SAID LOT 48 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID VACATED EAST AND WEST ALLEY); THENCE NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.00 FEET ALONG SAID NORTH LINE OF LOT 48 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID VACATED EAST AND WEST ALLEY (VACATED BY DOCUMENT NUMBER 7373347); THENCE NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 16.00 FEET TO THE SOUTH LINE OF SAID LOT 25 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID VACATED EAST AND WEST ALLEY VACATED BY DOCUMENT NUMBER 7373347); THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.00 FEET ALONG SAID SOUTH LINE OF LOT 25 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID VACATED EAST AND WEST ALLEY VACATED BY DOCUMENT NUMBER 7373347) TO THE EAST LINE OF SAID LOT 25 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID EAST LINE ALSO BEING THE WEST LINE OF SOUTH DAMEN AVENUE); THENCE NORTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 124.11 FEET (124.10 FEET RECORD) ALONG SAID EAST LINE OF LOT 25 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 (SAID EAST LINE ALSO BEING THE WEST LINE OF SOUTH DAMEN AVENUE) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF LOTS 3 TO 22, BOTH INCLUSIVE, IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12; LOTS 1 TO 17, BOTH INCLUSIVE, IN CAMPBELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 12; LOTS 1 TO 4, BOTH INCLUSIVE, IN SUBDIVISION OF BLOCK 11; AND THE VACATED EAST AND WEST ALLEY, LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 13 TO 17 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOTS 1 TO 12 (VACATED PER DOCUMENT NO. 19169599) IN THE WEST 1/2 OF BLOCK 12 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE VACATED EAST AND WEST ALLEY, LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 13 TO 22 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOTS 3 TO 12 (VACATED PER DOCUMENT NO. 19169599) IN THE EAST 1/2 OF BLOCK 12 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THE VACATED EAST AND WEST ALLEY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 4 (VACATED PER DOCUMENT NO. 86382600) IN THE SUBDIVISION OF BLOCK 11 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND VACATED SOUTH HOYNE AVENUE (VACATED PER DOCUMENT NO. 0313421056), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 45 IN SUBDIVISION OF BLOCK 11; THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.00 FEET ALONG THE WEST LINE OF SAID LOT 45 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 135.21 FEET ALONG THE WEST LINE OF SAID LOT 4 IN SUBDIVISION OF BLOCK 11 TO THE NORTH LINE OF SAID LOT 4 IN SUBDIVISION OF BLOCK 11 (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF WEST 13<sup>TH</sup> STREET); THENCE SOUTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 708.56 FEET ALONG THE NORTH LINE OF SAID LOTS 1 TO 4 IN SUBDIVISION OF BLOCK 11 AND THE NORTH LINE OF SAID LOTS 1 TO 12 IN CAMPBELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 12 AND THE NORTH LINE OF SAID LOTS 3 TO 12 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 TO THE EAST LINE OF THE EAST 7.80 FEET OF SAID LOT 3 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12; THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS EAST, A

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DISTANCE OF 264.69 FEET ALONG SAID EAST LINE OF THE EAST 7.80 FEET OF SAID LOT 3 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 AND THE EAST LINE OF THE EAST 7.80 FEET OF SAID LOT 22 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 TO THE SOUTH LINE OF SAID LOT 22 (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF WEST HASTINGS STREET); THENCE NORTH 89 DEGREES 57 MINUTES 06 SECONDS WEST A DISTANCE OF 355.48 FEET ALONG THE SOUTH LINE OF LOTS 13 TO 22 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 AND THE SOUTH LINE OF SAID LOTS 13 TO 17 IN CAMPBELL'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 12 (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF WEST HASTINGS STREET); THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 353.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 1340 S. Damen Avenue, Chicago, IL 60608

PINS: 17-19-115-004-0000  
17-19-115-006-0000  
17-19-115-002-0000  
17-19-113-050-0000  
17-19-113-048-0000  
17-19-114-051-0000  
17-19-114-053-0000  
17-19-114-052-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Grant recorded July 10, 1964 as Document 19181043, made by Miehle-Goss-Dexter incorporated into the Commonwealth Edison Company and its successors and assigns, of a perpetual right, easement, permission and authority to construct, operate, use, maintain, repair, relocate, replace, renew and remove poles, crossarms, wires, cables, conduits and other overhead or underground equipment, or both, for the transmission and distribution of electric energy in, under, over, across and along that part of the east and west public alley, 16 feet wide, which lies south of and adjoining the South line of Lots 1 to 12, all inclusive, and lies North of and adjoining the North line of Lots 13 to 24, all inclusive, all in Campbell's subdivision of the East 1/2 of Block 12, aforesaid, also that part of the East and West public alley, 16 feet wide, which lies South of and adjoining the South line of Lots 1 to 12, all inclusive, and lies North of and adjoining the North line of Lots 13 to 24, all inclusive, all in Campbell's subdivision of the West 1/2 of Block 12, aforesaid.
2. Easement in, upon, under, over and along the 16 foot East-West alley adjoining Lots 1 to 48 in the subdivision of Block 11 to install and maintain all equipment for the purpose of serving the land and other property with telephone service, together with right of access to said equipment, as created by grant to the Illinois Bell Telephone Company recorded December 4, 1981, as Document 26076909.
3. Grant of easement recorded January 22, 1987, as Document 87041921, from LaSalle National Bank, as trustee under trust agreement dated December 22, 1976, and known as trust number 51847, to the Commonwealth Edison Company, its successors and assigns, granting a perpetual right, easement, permission and authority to construct, operate, use, maintain, repair, relocate, replace, renew and remove poles, crossarms, wires, cables, conduit and other overhead or underground equipment, or both, for the transmission and distribution of electric energy in, under, over, across and along the East-West 16 foot wide public alley lying south of and adjoining the South line of Lots 1 to 24 and lying North of and adjoining the North line of Lots 25 to 48.
4. Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements made by LUI Chicago Hastings, LLC, a Delaware limited liability company, recorded May 22, 2014 as document 1414219067.
5. Reservation of easement made by the City of Chicago in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, set forth in Vacation Ordinance recorded August 28, 1986 as document 86382600.
6. Existing unrecorded leases, if any, and rights of all parties claiming thereunder, previously disclosed to Grantee in writing.