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Doc#: 1603457226 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2016 01:41 PM Pg: 1 of 4

This instrument was prepared by:

Mark R. Ordower PC
333 S. Desplaines Street, Suite 207
Chicago, Illinois 60661

GIT

(1-2-2)
2-2

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **South, Dearborn LLC**, an Illinois limited liability company, whose address is 1600 S. Dearborn, Chicago, Illinois 60616 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto **1600 S. Dearborn Development Associates, LLC**, an Illinois limited liability company, whose address is 2032 N. Dayton Street, Chicago, Illinois 60614 ("Grantee") an undivided one-third (1/3) interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof,

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Encumbrances, as described on Exhibit B attached hereto and hereby made a part hereof.

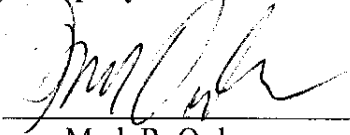
THIS DEED IS BEING RECORDED IN CONJUNCTION WITH DEED RECORDED AS DOCUMENT NO. 1603457224. TRANSFER STAMPS AND DECLARATIONS ARE ATTACHED TO SAID DEED.

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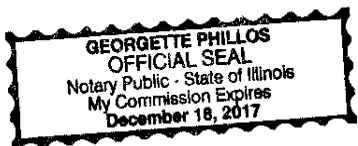
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 14 day of January, 2015.

SOUTH, DEARBORN LLC, an Illinois limited liability company

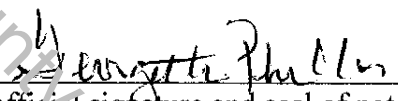
By: 
Name: Mark R. Ordower
Its: One of Its Managers

STATE OF ILLINOIS)
COUNTY OF COCK) SS.

On this 14 day of January, 2015, before me, the undersigned notary public, personally appeared Mark R. Ordower, the manager of **South, Dearborn LLC**, an Illinois limited liability company, proved to me through satisfactory evidence of identification, which was Illinois Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose for and on behalf of said South Dearborn LLC.



(SEAL)


(official signature and seal of notary)
Name: Georgette Phillos
My commission expires: 12/18/17

MAIL SUBSEQUENT TAX BILLS TO:

AFTER RECORDING MAIL DEED TO:

1600 S. Dearborn Development
Associates, LLC
c/o Oz Advisors, LLC
2032 N. Dayton Street
Chicago, Illinois 60614

Greenberg Traurig, LLP
Attn: David Pritzker, Esq.
77 W. Wacker Drive, Suite 3100
Chicago, Illinois 60601

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EXHIBIT A to Special Warranty Deed

Legal Description

One-Third (1/3) undivided Interest in the following property:

PARCEL 1: LOT 1 AND LOT 2 AND THE NORTH 26.41 FEET OF LOT 3 IN BLOCK 2 OF CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO DESCRIBED AS:

LOTS 1 AND 2 IN BLOCK 2 IN CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 AND 2 AND THE NORTH 1.15 FEET OF LOTS 3 AND 4 IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 IN SAID BLOCK 2 OF CANAL TRUSTEE NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL BEING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 1226316063 FOR INGRESS, EGRESS AND PARKING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-21-401-001-0000 and 17-21-401-019-0000

Commonly known address: 1600 S. Dearborn, Chicago, Illinois 60616

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EXHIBIT B to Special Warranty Deed

Permitted Encumbrances

1. First and Second Installment Real Estate Taxes for the year 2015 and subsequent years, not yet due and owing.
2. Declaration of Easements recorded as Document No. 1226316063.
3. Encroachment of the building located mainly on the subject land over and on to the street right-of-way North and adjoining a distance of 0.02 to 0.08 feet, more or less, and over and onto the property West and adjoining a distance of 0.01 to 0.18 feet, more or less as disclosed by the survey by Exacta Illinois Surveyors, Inc., dated May 19, 2014 and last revised March 10, 2015, Survey No. 1303.1825-01.
4. Rights of tenants, as tenants only, which rights do not include any rights of first refusal to purchase or any options to purchase all or any portion of the insured land.