

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1604919014 Fee: \$54.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 09:19 AM Pg: 1 of 9

(The Above Space for Recorder's Use Only)

THIS INSTRUMENT made as of this 11 day of February, 2016, between ANN & ROBERT H. LURIE CHILDREN'S HOSPITAL OF CHICAGO, an Illinois not-for-profit corporation, formerly known as The Children's Memorial Hospital, party of the first part, and Orchard Fullerton SH TH LLC, a Delaware limited liability company, party of the second part, whose address is 1 South Dearborn, Suite 2000, Chicago, Illinois 60603. WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows:

See Exhibit A attached to and made a part hereof.

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

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, IT WILL WARRANT AND DEFEND, subject to:

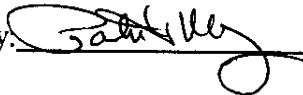
See Exhibit B attached to and made a part hereof.

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This Instrument Was Prepared by:
 Michael F. Csar
 Drinker Biddle & Reath LLP
 191 N. Wacker Drive, Suite 3700
 Chicago, Illinois 60606

Exempt under provisions of Paragraph (b) of
 Real Estate Transfer Tax Act and
 Section 3-33-060.B of the Chicago Municipal
 Code (Chicago Real Estate Transfer Tax
 Ordinance, as to "CTA Portion")

By:  Date: 2-11-16



After Recording Return To:
Jade Newburn
Mayer Brown LLP
711 S. Wacker Dr
Chicago, IL 60606

Send Subsequent Tax Bills To:
Orchard Fullerton SH TH LLC
c/o Hines
1 S. Dearborn Ste 2000
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		16-Feb-2016
	CHICAGO:	67,500.00
	CTA:	0.00
	TOTAL:	67,500.00 *

14-28-312-069-0000 | 20160201668500 | 0-328-034-880

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

REAL ESTATE TRANSFER TAX		18-Feb-2016
	COUNTY:	4,500.00
	ILLINOIS:	0.00
	TOTAL:	4,500.00

14-28-312-069-0000 | 20160201668500 | 1-579-125-312

UNOFFICIAL COPY**EXHIBIT A TO SPECIAL WARRANTY DEED****LEGAL DESCRIPTION****PARCEL 5:**

LOTS 97 THROUGH 102, BOTH INCLUSIVE, AND LOT 103 EXCEPT THE NORTH 12.52 FEET OF THE EAST 68.94 FEET THEREOF, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 97 THROUGH 101 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 102 AND LYING EAST OF THE WEST LINE OF SAID LOT 102 PRODUCED SOUTH, ALL IN JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF LOTS 97 THROUGH 103, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 97 THROUGH 101 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 102 AND LYING EAST OF THE WEST LINE OF SAID LOT 102 PRODUCED SOUTH DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 97; THENCE NORTH $00^{\circ} 19' 41''$ WEST 140.0 FEET ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID LOT 97; THENCE SOUTH $89^{\circ} 59' 33''$ EAST 16.76 FEET ALONG THE NORTH LINE OF SAID LOT 97 TO ITS INTERSECTION WITH THE WEST LINE OF THE AFORESAID VACATED ALLEY; THENCE NORTH $00^{\circ} 15' 56''$ WEST 71.00 FEET ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 102 AND 103 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 103; THENCE SOUTH $89^{\circ} 58' 57''$ EAST 56.95 FEET ALONG THE NORTH LINE OF SAID LOT 103 TO THE WEST LINE OF THE EAST 68.94 FEET OF LOT 103; THENCE SOUTH $00^{\circ} 18' 45''$ EAST 12.52 FEET; THENCE SOUTH $89^{\circ} 58' 57''$ EAST 68.94 FEET TO THE EAST LINE OF LOT 103; THENCE SOUTH $00^{\circ} 18' 45''$ EAST 198.48 FEET ALONG THE EAST LINE OF LOTS 101, 102, AND 103 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 101; THENCE NORTH $90^{\circ} 00' 00''$ WEST 142.67 FEET ALONG THE SOUTH LINE OF LOTS 97 THROUGH 101 AFORESAID TO THE POINT OF BEGINNING, ALL IN JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 104 AND THE NORTH 12.52 FEET OF THE EAST 68.94 FEET OF LOT 103 IN JOHN T. DAVIS' SUBDIVISION OF SOUTH 836 FEET OF OUTLOT 'F' IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ALSO KNOWN AS:

THAT PART OF LOTS 103 AND 104 DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 104; THENCE SOUTH $00^{\circ} 18' 45''$ EAST 37.52 FEET TO THE SOUTH LINE OF THE NORTH 12.52 FEET OF LOT 103; THENCE NORTH $89^{\circ} 58' 57''$ WEST 68.94 FEET; THENCE NORTH $00^{\circ} 18' 45''$ WEST 12.52 FEET TO THE SOUTH LINE OF LOT 104; THENCE NORTH $89^{\circ} 58' 57''$ WEST 56.95 FEET TO THE SOUTHWEST CORNER OF LOT 104; THENCE NORTH $00^{\circ} 15' 56''$ WEST 25.00 FEET TO THE NORTHWEST CORNER OF LOT 104; THENCE SOUTH $89^{\circ} 58' 57''$ EAST 125.87 FEET TO THE POINT OF BEGINNING, IN JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ADDRESSES OF REAL ESTATE:

700 West Fullerton Parkway, Chicago, Illinois; 2422 North Orchard Street, Chicago, Illinois

PERMANENT TAX IDENTIFICATION NUMBERS:

14-28-312-069-0000; 14-28-312-079-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

ENCUMBRANCES

1. TAXES FOR 2015 AND SUBSEQUENT YEARS.
2. THE COMMISSION ON CHICAGO LANDMARKS HAS DETERMINED THAT THE ARLINGTON-DEMING DISTRICT MEETS (3) CRITERIA FOR LANDMARK DESIGNATION, FINE DETAILING, CRAFTSMANSHIP AND ARCHITECTURAL EXPRESSION OF ITS BUILDINGS, AS DISCLOSED IN THE ORDINANCE RECORDED JUNE 26, 2008 AS DOCUMENT 0817822023. ALSO NOTICE RECORDED AS DOCUMENT 0835333082.
3. 30 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION LINE ALONG THE EAST LINE OF PARCELS 5 AND 6 AND ALONG THE SOUTH LINE OF PARCEL 5.
4. THE FOLLOWING ENCROACHMENTS DISCLOSED ON THE PLAT OF SURVEY BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 09, 2015, ORDER NUMBER 2015-21762-001:
 - A. ENCROACHMENT OF THE BUILDING LOCATED ON PARCEL 5 ONTO PUBLIC PROPERTY WEST AND ADJOINING BY .08 TO .10 FEET
 - B. ENCROACHMENT OF BRICK PAVEMENT OVER THE SOUTH LINE OF PARCEL 5 ONTO PUBLIC WAY KNOWN AS W. FULLERTON AVENUE AN UNDISCLOSED DISTANCE.
5. VIOLATION OF THE 30 FOOT BUILDING LINE ALONG THE EAST LINE OF PARCEL 5 BY APPROXIMATELY 18 FEET AND OF THE 4 STORY BRICK BUILDING LOCATED ON PARCEL 6 BY 5.78 FEET, AS DISCLOSED BY AFORESAID SURVEY.
6. SURVEY EXECUTED BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 9, 2015 AS ORDER NUMBER 2015-21762-001 DISCLOSES TUNNELS WITHIN ALLEY WEST OF PARCELS 5 AND PARCEL 6 AND WITHIN W. FULLERTON AVENUE.

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PLAT ACT AFFIDAVIT

State of Illinois)
) SS.
County of Cook

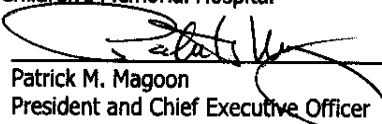
Patrick M. Magoon being duly sworn on oath, states that he is President and Chief Executive Officer of Ann & Robert H. Lurie Children's Hospital of Chicago, an Illinois not-for-profit corporation, formerly known as The Children's Memorial Hospital, 225 E. Chicago Avenue, Chicago, IL 60611. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR
- B. The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959
 - 1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The divisions of lots or blocks of less than one 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 in estates therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of 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 two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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 configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

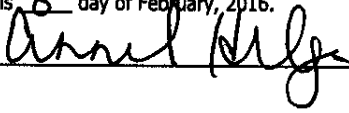
CHECK THE BOX ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

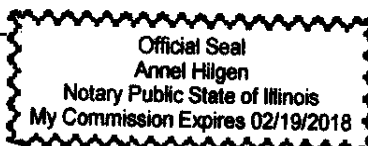
Ann & Robert H. Lurie Children's Hospital of Chicago,
an Illinois not-for-profit corporation, formerly known as
The Children's Memorial Hospital

By: 
Patrick M. Magoon
Its: President and Chief Executive Officer

SUBSCRIBED and SWORN to before me
this 8 day of February, 2016.



84411014.1



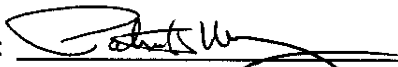
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or Grantor's agent affirms that, to the best of Grantor's 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.

Date: February 11, 2016

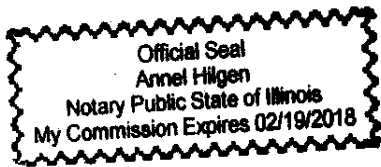
ANN & ROBERT H. LURIE CHILDREN'S
HOSPITAL OF CHICAGO,
an Illinois not-for-profit corporation,
formerly known as The Children's Memorial Hospital

By: 
Patrick M. Magoon
Its: President and Chief Executive Officer

Subscribed and Sworn to before me
this 8 day of February, 2016


Notary Public

[See Following Page for Grantee Signature]



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The Grantee or his agent affirms and verifies that the name of the Grantor 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 and hold title to real estate under the laws of the State of Illinois.

Date: February 11, 2016

ORCHARD FULLERTON SH TH LLC,
a Delaware limited liability company

By: Lincoln Fullerton Venture LLC,
its sole member

By: Lincoln Fullerton Owner LLC,
its managing member

By: Hines Lincoln Fullerton Associates Limited
Partnership, its managing member

By: Hines Lincoln Fullerton GP LLC,
its general partner

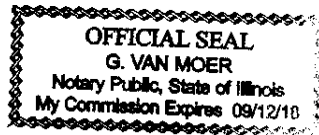
By: Hines Interests Limited
Partnership,
its sole member

By: Hines Holdings, Inc.,
its general partner

By: [Signature]
Name: GREG VAN SCHAACK
Title: SENIOR MANAGING DIRECTOR

Subscribed and Sworn to before me
this 10th day of February, 2016

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity 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.)