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**THIS INSTRUMENT PREPARED BY:**

KRISTEN M. BOIKE, ESQ.  
JENNER & BLOCK LLP  
353 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60654



Doc#: 1608119109 Fee: \$52.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/21/2016 03:21 PM Pg: 1 of 8

**AFTER RECORDING RETURN TO:**

MARLENE D. NATIONS, ESQ.  
DENTONS US LLP  
233 SOUTH WACKER DRIVE  
SUITE 7800  
CHICAGO, IL 60606-6306

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 21<sup>st</sup> day of March, 2016, by C P Newport Beach Limited Partnership, a/k/a CP Newport Beach Limited Partnership, an Illinois limited partnership (the "Grantor"), having an address of 1025 West Addison Street, Second Floor, Chicago, Illinois 60613, to 1025 W Addison Street Apartments Owner LLC, a Delaware limited liability company (the "Grantee"), having an address of c/o M&R Development, L.L.C., One North Franklin Street, Suite 700, Chicago, Illinois 60606.

WITNESSETH, that the 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 by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs/successors and assigns, FOREVER, an undivided 66.67% tenant-in-common interest in the land, situated in the County of Cook and State of Illinois known and described as Parcel 1 on Exhibit A attached hereto and made a part hereof and all the land, situated in the County of Cook and State of Illinois known and described as Parcel 2 on Exhibit A attached hereto and made a part hereof (collectively the "Premises").

Together with any and all structures and improvements on the Premises; any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Premises; all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Premises and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, his heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set

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forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

**SEND SUBSEQUENT TAX BILLS TO:**

1025 W ADDISON STREET APARTMENTS OWNER LLC  
 c/o Moran & Company  
 One North Franklin Street, Suite 700  
 Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		21-Mar-2016
	CHICAGO:	31,976.25
	CTA:	12,790.50
	TOTAL:	44,766.75 *
14-20-403-022-0000   20160301678292   1-076-016-704		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Mar-2016
 	COUNTY:	2,131.75
	ILLINOIS:	4,263.50
	TOTAL:	6,395.25
14-20-403-022-0000   20160301678292   1-441-967-680		

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

C P NEWPORT BEACH LIMITED PARTNERSHIP,  
A/K/A CP NEWPORT BEACH LIMITED  
PARTNERSHIP,  
an Illinois limited partnership

By: Central Management, Inc.,  
an Illinois corporation,  
its General Partner

By:   
Name: Steven A. Schultz  
Its: President

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STATE OF ILLINOIS)

) SS

COUNTY OF COOK )

I, MONICA SEGURA, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven A. Schultz, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the President of Central Management, Inc., the General Partner of C P Newport Beach Limited Partnership, a/k/a CP Newport Beach Limited Partnership, an Illinois limited partnership, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as, as his free and voluntary act and as the free and voluntary act and deed of said general partner on behalf of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11<sup>th</sup> day of March, 2016.



[Signature]  
My Commission Expires: 8/26/17

Notary Public {SEAL}

**UNOFFICIAL COPY****EXHIBIT A**  
**LEGAL DESCRIPTION****PARCEL 1:**

LOTS 26 AND 27 IN WEAGE AND HYDE'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

LOTS 28, 29 AND THE EAST 23 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 28, 29, AND THE EAST 23 FEET OF LOT 30, AND THAT PART LYING SOUTH OF THE SOUTH LINE OF LOT 27, WEST OF THE EAST LINE OF LOT 8 EXTENDED NORTH TO THE SOUTH LINE OF LOT 27; AND

THE WEST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 26, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 26 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET;

EXCEPTING THEREFROM THE SOUTH 5.00 FEET OF LOTS 26 AND 27 LYING EAST OF THE EAST LINE OF LOT 8 EXTENDED NORTH, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

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14-20-403-024-0000

Address: 1015 W. Addison St., Chicago, IL and 1023-1025 W. Addison St., Chicago, IL 60613

**PARCEL 2:**

LOT 31 AND WEST 3 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE WEST LINE OF LOT 31; AND

THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING

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SOUTH OF THE SOUTH LINE OF LOT 31 AND THE WEST 3 FEET OF LOT 30; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING NORTH OF THE CENTER LINE OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 15-FOOT WIDE VACATED ALLEY, AND LYING WEST OF THE WEST LINE OF LOT 31 EXTENDED SOUTH TO THE CENTER LINE OF SAID EAST/WEST 28.5-FOOT WIDE VACATED ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-022-0000

Address: 1027 W. Addison St., Chicago, IL 60613

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## EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2015 final installment, year 2016 and subsequent years which are not yet due and payable.
2. The land lies within the boundaries of a Special Service Area 17 as disclosed by Ordinance recorded as Document 0435739019, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances. Subsequent Ordinance reestablishing and expanding Special Service Area 17 recorded December 27, 2011 as document 113610405.
3. No further remediation letter recorded October 4, 2006 as document 0627745007.
4. Rights of the public in and to that part of the land falling within the alleys vacated.
5. Easements, if any, for public utilities or facilities installed in any portion of the vacated alleys in Parcels 1, 2, 3, 4, 5 and 6, together with the right of ingress and egress to repair, maintain, replace and remove the same.

Note: Survey made by Chicago Guarantee Survey Company dated December 2, 2013 as Order No. 2013-18647-001 last revised February 25, 2016 as Order No. 2016-22127 discloses an 8 inch sewer main, aerial wires, utility poles, ATT line, manhole and IBT line within the alleys.

6. Existing leases to the following tenants, and rights of all parties claiming thereunder:

Building Space Lease dated October 23, 1995, between C P Newport Beach Limited Partnership, an Illinois limited partnership and Starbucks Corporation, a Washington corporation, as amended, related to Starbucks Store #2201, located at 1023-1025 West Addison Street in Chicago, Illinois.

Wall Lease between CP Newport Beach Limited Partnership and OUTFRONT Media LLC (as successor-in-interest to CBS Outdoor LLC, as successor-in-interest to Clear Channel Outdoor, as successor-in-interest to Scadron Enterprises) dated October 23, 1993, and amended from time to time.

Display Lease between CP Newport Beach Limited Partnership and OUTFRONT Media LLC (as successor-in-interest to CBS Outdoor LLC, as successor-in-interest to Clear Channel Outdoor, as successor-in-interest to Scadron Enterprises) dated October 23, 1993, and amended from time to time (collectively, the "Display Lease", and together with the Wall Lease, the "Leases").

ATM Space Lease between Preferred Equities, LLC and Global Cash Network Incorporated dated August 20, 2008.

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7. Survey made by Chicago Guarantee Survey Company dated December 2, 2013 as Order No. 2013-18647-001 last revised February 25, 2016 as Order No. 2016-22127 discloses the following:
  - a. overhead sign over the north line of Parcel 2 by undisclosed amounts.
8. Reservation of utility easement in favor of Commonwealth Edison and Comcast contained in Ordinance of Vacation and Dedication recorded 3/21/16 as document 1008118020 under, over and along the alleys vacated therein, with right of ingress and egress, and the terms and conditions thereof.

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