

# UNOFFICIAL COPY

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Ceb 1 of 11

## SPECIAL WARRANTY DEED

Prepared by:  
**CERVANTES & CIOFFI, LLP**  
111 W. Washington, Ste 1201  
Chicago, IL 60602

After recording mail to:

David P. Cohen  
**KATTEN MUCHIN ROSENMAN LLP**  
525 W. Monroe St.  
Chicago, IL 60651-3693

Mail all future property tax bills to:

**THE NHP FOUNDATION**  
122 E. 42<sup>nd</sup> St., Suite 3500  
New York, NY 10168



Doc#: 1615945033 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2016 11:18 AM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

## SPECIAL WARRANTY DEED

Know all men by these presents, that **MARK TWAIN HOTEL, INC.**, an Illinois corporation, having an address at 1846 Bataan Road, Joliet, IL 60435, Grantor, for valuable consideration paid by **THE NHP FOUNDATION**, a District of Columbia non-profit corporation, the Grantee, has granted, sold and conveyed, and by these presents does grant, sell, and convey unto the said **THE NHP FOUNDATION**, whose tax mailing address is 122 E. 42<sup>nd</sup> Street, Suite 3500, New York, NY 10168, the following real property (the "Property"):

As described in Exhibit "A" attached hereto and incorporated herein for all purposes, together with all improvements located thereon.

This conveyance is made subject to the exceptions to and reservations from title as set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

As a material part of the consideration for this Deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Except as expressly set forth in the Purchase Agreement, Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this Deed.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said **THE NHP FOUNDATION**, its

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successors or assigns forever. And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said **THE NHP FOUNDATION**, its successors 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.

EXECUTED this 4<sup>th</sup> day of May, 2016.

**MARK TWAIN HOTEL, INC., an Illinois corporation**

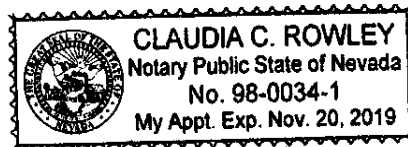
By: Laura C Eisenberg president  
 Name: Laura C Eisenberg  
 Its: president


STATE OF Nevada )  
 ) SS  
 COUNTY OF Clark )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laura Eisenberg, as President of MARK TWAIN HOTEL, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and s/he signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the corporation for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 4<sup>th</sup> day of May, 2016.



Claudia C. Rowley  
 Notary Public  
 My Commission Expires 11/20/2019



REAL ESTATE TRANSFER TAX	30-May-2016
 CHICAGO:	0.00
CTA:	63,000.00
<b>TOTAL:</b>	<b>63,000.00 *</b>

17-04-405-006-0000 | 20160501699566 | 0-808-532-288

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

REAL ESTATE TRANSFER TAX	30-May-2016
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

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## EXHIBIT A

Permanent Index Number: 17-04-405-006-0000

Common Address of Property: 111 W. Division St., also known as 101-111 W. Division St.,  
Chicago, IL 60610

Legal Description:

LOT 1 AND THE NORTH 25 FEET OF LOT 2, ALSO THE WEST 50 FEET OF SAID LOT 2  
(EXCEPT THEREFROM THE NORTH 25 FEET AND THE SOUTH 3.5 FEET THEREOF) IN  
SUBDIVISION OF BLOCK 22 IN BUSHNELLS' ADDITION TO CHICAGO, IN THE SOUTH EAST  
QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2015 second installment and 2016 are a lien not yet due and payable.
2. Agreement dated May 8, 1877 and recorded December 8, 1877 in book 736 page 174 as document no. 161429 between John Herting and George Weidinger for party wall between the North 25 feet and the South 28 feet of lot 2, aforesaid.
3. A lease with certain terms, covenants, conditions and provisions set forth herein, dated March 3, 2011, Mark Twain Hotel Inc., landlord and 7-Eleven Inc., a Texas corporation, tenant, a memorandum which was recorded on June 10, 2011 as Document No. 1122217025, beginning July 1, 2011 and ending 10 years thereafter with two successive 5 year options to extend.

Property of Cook County Clerk's Office