

# UNOFFICIAL COPY

CT

15 USA 627066 LP  
SM 2 of 11



THIS DOCUMENT WAS )  
PREPARED BY AND )  
AFTER RECORDING )  
RETURN TO: )

Katten Muchin Rosenman LLP )  
525 W. Monroe Street )  
Chicago, IL 60661-3693 )  
Attention: David P. Cohen )

Doc#: 1615945034 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2016 11:24 AM Pg: 1 of 5

[This space reserved for recording data.]

## SPECIAL WARRANTY DEED

Know all men by these presents, that THE NHP FOUNDATION, a District of Columbia non-profit corporation (the "Grantor"), for valuable consideration paid by NEW MARK TWAIN, LLC, an Illinois limited liability company (the "Grantee"), has granted, sold and conveyed, and by these presents does grant, sell, and convey unto the said Grantee, whose tax mailing address is 122 E. 42nd 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. 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 Grantee, its 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 Grantee, 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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

# UNOFFICIAL COPY

EXECUTED this 3 day of MAY, 2016.

**GRANTOR:**

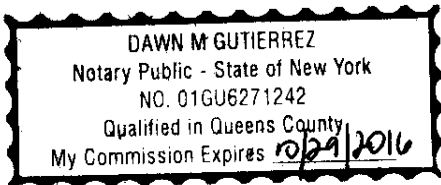
THE NHP FOUNDATION, a District of Columbia non-profit corporation

By: \_\_\_\_\_  
Name: [Signature]  
Title: CEO

STATE OF NEW YORK )  
  ) SS  
COUNTY OF QUEENS )

On MAY 3, 2016 before me, the undersigned, personally appeared GARY PARLSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal.



[Signature]  
Notary Public  
My Commission expires: 10/29/2016  
[SEAL]

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph J, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law.

[Signature]  
Grantor or Agent

Dated: \_\_\_\_\_, 2016

REAL ESTATE TRANSFER TAX		30-May-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-405-006-0000 | 20160501699274 | 0-674-314-560

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

REAL ESTATE TRANSFER TAX		30-May-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-405-006-0000 | 20160501699274 | 1-211-185-472

# UNOFFICIAL COPY

*Exhibit A to Special Warranty Deed*

**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 SUDIVISION OF BLOCK 22 IN BUSHNELL'S ADDITION TO CHICAGO, IN THE EAST ½ OF THE SOUTH EAST QUARTER OF SECITON 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE ANTI-FIRE PLAT RECORDED AS DOCUMENT 15817.

Address: 111 W. Division St., also known as 101-113 W. Division St., Chicago, IL 60610

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

# UNOFFICIAL COPY

## Exhibit B to Special Warranty Deed

### 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.

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: MAY 16 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Bridget von Kaenel

By the said (Name of Grantor): \_\_\_\_\_

On this date of: MAY 16 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: MAY 16 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Bridget von Kaenel

By the said (Name of Grantee): \_\_\_\_\_

On this date of: MAY 16 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**