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THIS INSTRUMENT PREPARED BY:

Rebecca M. Turner, Esq.
Maddin, Hauser, Wartell,
Roth & Heller, P.C.
28400 Northwestern Highway,
Third Floor
Southfield, Michigan 48034-8004

AFTER RECORDING RETURN TO:

Maddin, Hauser, Wartell,
Roth & Heller, P.C.
28400 Northwestern Highway,
Third Floor
Southfield, Michigan 48034-8004
Attn: Rebecca M. Turner, Esq.

1126645026

Doc#: 1126645026 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/23/2011 11:15 AM Pg: 1 of 6



Doc#: 1619518082 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2016 02:12 PM Pg: 1 of 7

Above Space for Recorder's Use Only

*NCJ-493367
2062 788*

SPECIAL WARRANTY DEED

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THIS SPECIAL WARRANTY DEED is made as of 6-30, 2011,
by 205 RANDOLPH INVESTORS, LLC, an Illinois limited liability company, having an
address of c/o Messer & Stilp, Ltd., 166 W. Washington, Suite 3000, Chicago, IL 60602
("Grantor") to and in favor of RANDOLPH ACQUISITION, LLC, an Illinois limited liability
company, having an address of 28400 Northwestern Hwy., Fourth Floor, Southfield, MI 48034
("Grantee").

WITNESSETH:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100
Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and
sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE,
ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest
in and to the real estate situated in the City of Chicago, County of Cook and State of Illinois
known and described on Exhibit A attached hereto and by this reference made a part hereof,
including all improvements located thereon (collectively, the "Premises").

Together with 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, its successors and assigns forever.

CCRD REVIEW R
1098340 v1/FAST.0439/KSM

*C.J.
6*

Re-record to correct Block Number. Block # should be 41, not 14

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, and that the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, subject to the Permitted Exceptions described in Exhibit B attached hereto.

[SIGNATURE PAGE FOLLOWS]

City of Chicago
Dept. of Revenue

615489

9/23/2011 10:24

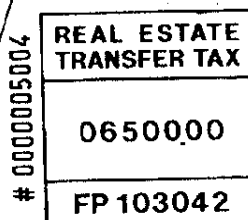
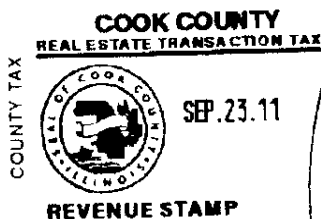
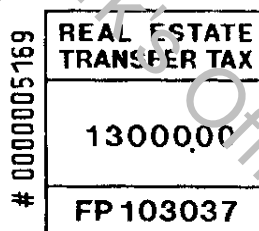
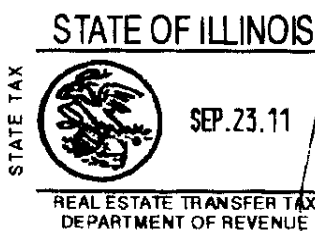
dr00198



Real Estate
Transfer
Stamp

\$136,500.00

Batch 3.572,188



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EXHIBIT A LEGAL DESCRIPTION

LOT 1 IN BLOCK ⁴¹~~X~~ IN ORIGINAL TOWN OF CHICAGO, IN THE SOUTHEAST ¼
OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 17-09-443-006-0000
17-09-443-007-0000

ADDRESS: 205 West Randolph Street, Chicago, Illinois.

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EXHIBIT B PERMITTED TITLE EXCEPTIONS

1. The second installment of 2010 taxes and the taxes thereafter for PIN: 17-09-443-006-0000.
2. The second installment of 2010 taxes and the taxes thereafter for PIN: 17-09-443-007-0000.
3. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
4. A financing statement recorded September 30, 2010 as 1027334021 of Official Records. Debtor: Seva Companies LLC Randolph & Wells. Secured Party: First Midwest Bank.
5. Matters as shown on plat of survey by Gremley & Biederman, Inc., dated August 19, 2010 Job No. 2010-14194001 as follows:
 - a. Encroachment of the roof cornice onto public property North of and adjoining the land by 1.38 feet;
 - b. Encroachment of the roof cornice at the 4th and 14th floor onto public property North of and adjoining the land by 1.20 feet and east of and adjoining the land by 1.20 feet.
 - c. Encroachment of the roof cornice at 4th and 14th floor onto public property South and adjoining by 1.69 feet and east of and adjoining by 1.20 feet.
 - d. Encroachment of sheet metal vents, wall lamps, compressor and control switch, and air conditioning unit supports onto public property South of and adjoining the land.
 - e. Encroachment of the building located mainly on the land and onto property West of and adjoining the land by up to 1.00 foot.
 - f. Encroachment of the overhead sign located mainly on the land over onto the property west and adjoining and by the overhead sign located mainly on the land onto the property south and adjoining.
6. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
7. The land is located within the City of Chicago, and is subject to the City of Chicago Transfer Tax as set forth in Section 200.1-2 of the Municipal Code, and is also

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subject to Section 185-46.3 of the Municipal Code requiring fully payment certification for sewer and water charges.

8. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
9. Any lien, or right to a lien in favor of a property manager employed to manage the land.

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Property of Cook County Clerk's Office



I CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF DOCUMENT 1126645034

JUL 12 16

RECORDED

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