# **UNOFFICIAL COPY**

## This Instrument Prepared by and after recording return to:

Greenberg Traurig, LLP Attn: Benjamin Householder 77 West Wacker Drive, Suite 3100 Chicago, Illinois 60601

#### Send Subsequent Tax Bills to:

845 West Madison Partners LLC c/o The John Buck Company 225 West Wasnington Street, Suite 2300 Chicago, Illinois 60 606



Doc#: 1625819499 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/14/2016 02:35 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

day of September, 2

hose add This Indenture is made as of the 12 day of September, 2016, between 845 W. MADISON, LLC, an Illinois limited liability compan, ("Grantor"), whose address is c/o MacAdam & Co. Ltd., 1420 N. Lake Shore Drive, Unit 11A, Chicago, Illinois 60610, and 845 WEST MADISON PARTNERS LLC, a Delaware limited liability company ("Grantee"), whose address is c/o The John Buck Company, 225 West Washington Street, Suite 2300, Chicago, Illine is 60606.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN SELL AND CONVEY with warranty covenants set forth below unto Grantee, and its successors and assigns, FOREVER, Grantor's interest in that certain parcel of real estate commonly known as 845 West Madison Street, Chicago, Illinois, all of the following described real estate, situated in Cook County, Illinois and legally described on EXHIBIT A attached hereto and made a part hereof.

SUBJECT TO matters set forth on EXHIBIT B attached hereto and made a part hereof.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvemens, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee, forever. Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor 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 herein recited; and that Grantor WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor.



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# **UNOFFICIAL C**

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

845 W. MADISON, LLC.

an Illinois limited liability company

By:

Name: Karen MacAdam

Title:

Authorized Signatory

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

Tar bars, a Notary Public in and for the County and State aforesaid, do hereby certify that Karen-MacAdam, the Authorized Signatory of 845 W. MADISON, LLC, an Illinois limited liability company, personally anym to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Stal, this & Lk day of September, 2016.

OFFICIAL SEA KELLY GARBARS Notary Public - State of Illino My Commission Expires 7/14/2019

**REAL ESTATE TRANSFER TAX** 

17-17-208-001-0000

13-Sep-2016 COUNTY 12,651,75 ILLINOIS: 25,303.50 TOTAL:

37,955.25 20160901653619 | 1-530-706-752

REAL ESTATE TRANSFER TAX 13-Sep-2016 CHICAGO: 189,776.25 CTA: 75,910.50 TOTAL: 265,686.75 \*

17-17-208-001-0000 20160901653619 0-312-130-368

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

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### **EXHIBIT A**

### **LEGAL DESCRIPTION**

LOTS 1 TO 16 IN BLOCK 2 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMON ADDRESS:** 845 WEST MADISON STREET, CHICAGO, ILLINOIS

PINs: 17-17-208-001-0000

17-17-208-002-0000

17-17-298-005-0000

17-17-268-006-0000 17-17-208-007-0000

17-17-208-006 (000

17-17-208-009-0000

Or Coot County Clert's Office 17-17-208-010-000

17-17-208-016-0000 17-17-208-017-0000

17-17-208-018-0000

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### **EXHIBIT B**

### PERMITTED EXCEPTIONS

- 1. Taxes for the year 2016 and future years, not yet due or payable.
- The rights of H2O Plus, LLC, as tenant only, under unrecorded Lease. 2.
- Plat of Survey by National Survey Service, Inc., Survey No. N-129853 disclosing: transformer on 3. concrete pad; lights.

or Cook County Clark's Office