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

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



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

Send Subsequent Tax Bills to:

845 West Madison Partners LLC
c/o The John Buck Company
225 West Washington Street, Suite 2300
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

This Indenture is made as of the 12 day of September, 2016, between **845 W. MADISON, LLC**, an Illinois limited liability company ("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, Illinois 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, improvements, 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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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
17-17-208-005-0000
17-17-208-006-0000
17-17-208-007-0000
17-17-208-008-0000
17-17-208-009-0000
17-17-208-010-0000
17-17-208-016-0000
17-17-208-017-0000
17-17-208-018-0000

Office of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

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

Property of Cook County Clerk's Office