

UNOFFICIAL COPY

242

This document was prepared by:
Glenn L. Udell, Esq.
Brown, Udell, Pomerantz & Delrahim, LTD
225 W Illinois Street, Suite 300
Chicago, Illinois 60654

After recording, mail to:
Daniel Seltzer, Esq.
943 Kenilworth Avenue
Oak Park, Illinois 60304



Doc# 1702334053 Fee \$52.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2017 11:36 AM PG: 1 OF 8

PTTG-40245

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of January 11, 2017, between NM Project Company, LLC, a Delaware limited liability company ("Grantor"), having an address at 118 East Erie Street, Chicago, Illinois 60611, and MILLENNIUM II PARTNERS, L.P., a Delaware limited partnership, having an address of 19081 Old LaGrange Road, Suite 106, Mokena, Illinois (collectively, "Grantee").

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(s), the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

See Exhibit A attached hereto and by this reference made a part hereof.

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 Grantor, either in law or equity, of, in and to the above-described Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Real Estate, with the appurtenances, unto Grantee, and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that is has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and by this reference made a part hereof.

CCRD REVIEWER

UNOFFICIAL COPY

Exhibit A Legal Description of Real Estate

PARCEL 1: UNIT NUMBER 16D IN THE RESIDENCES CONDOMINIUM ON THE MAGNIFICENT MILE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF BLOCK 41 (EXCEPT THE EAST 75 FEET THEREOF) IN KINZIE'S ADDITION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH AND EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 3 AND OTHER PROPERTY FOR ALLEY, BUILDING FOOTINGS AND FUEL TANKS AS CREATED BY AND GRANTED IN DOCUMENT NUMBERS 12899949 AND 14659909; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145069, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304622102.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Address: 118 East Erie Street, Unit 16D, Chicago, Illinois 60611

PIN: 17-10-109-021-1004

UNOFFICIAL COPY

Exhibit B

Covenants, Restrictions, Easements, Reservations and Other Exceptions

- (1) REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING;
- (2) SPECIAL SERVICE AREA ORDINANCE RECORDED AS DOCUMENT 91075841 ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
- (3) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 20, 2013 AS DOCUMENT NO. 1305145069, AS AMENDED FROM TIME TO TIME (THE "DECLARATION"); (B) DEVELOPER'S RIGHT, AS SET FORTH IN THE DECLARATION, TO ADD PROPERTY TO THE CONDOMINIUM AND IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS; AND (C) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
- (4) TERMS PROVISIONS AND CONDITIONS CONTAINED IN DEEDS RECORDED MAY 2, 2008 AS DOCUMENT 0812341012 AND 0812341013.
- (5) AGREEMENT DATED OCTOBER 10, 1950 AND RECORDED OCTOBER 25, 1950 AS DOCUMENT 14935997 BY RAYMOND MARK, JACK N. PRITZKER AND FANNY L. PRITZKER WITH ROBERT E. NICHOLAS AND ERNEST C. CHRISTIANSEN, TRUSTEES UNDER DECLARATION OF TRUST DATED JULY 11, 1949 AND KNOWN AS TRUST NUMBER 49 FOR USE OF A PARTY WALL AND TERMS AND CONDITIONS CONTAINED THEREIN.
- (6) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO DESIGNATING THE FARWELL BUILDING AT 664 N. MICHIGAN AVE AS A CHICAGO LANDMARK, A COPY OF WHICH WAS RECORDED MAY 11, 2004 AS DOCUMENT 0413234022;
- (7) HISTORIC WINDOW IMPROVEMENTS MAINTENANCE AGREEMENT MADE BY AND BETWEEN CITY OF CHICAGO AND NM PROJECT COMPANY, LLC RECORDED FEBRUARY 3, 2010 AS DOCUMENT NUMBER 1003418101;
- (8) COVENANT RECORDED JUNE 18, 2010 AS DOCUMENT NO.1016913056.
- (9) EASEMENT IN FAVOR OF MDE THERMAL TECHNOLOGIES, INC, CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 1029134045;
- (10) DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304622102, AS AMENDED FROM TIME TO TIME;

UNOFFICIAL COPY

- (11) AGREEMENT AND GRANT RECORDED MARCH 27, 1942 AS DOCUMENT NUMBER 12899949 AND AS MODIFIED BY AGREEMENT RECORDED OCTOBER 24, 1949 AS DOCUMENT NUMBER 14659909 RELATING TO AN ALLEY OVER A STRIP OF LAND 18 FEET IN WIDTH AND FOR BUILDING FOOTINGS AND FUEL TANK IN PART THEREOF.
- (12) EASEMENT AGREEMENT DATED OCTOBER 24, 2012 AND RECORDED NOVEMBER 8, 2012 AS DOCUMENT 1231329097 MADE BY AND BETWEEN HCO CHICAGO CORPORATION AND NM PROJECT COMPANY LLC;
- (13) ENCROACHMENT BY THE 11 STORY AND BASEMENT BUILDING LOCATED ON THE LAND OVER AND ONTO ADJOINING PROPERTY AS FOLLOWS:
- (A) ONTO THE LAND WEST AND ADJOINING BY:
1. THE COPING AT THE 9TH FLOOR BY 0.31 OF A FOOT;
- (B) ONTO THE LAND SOUTH AND ADJOINING BY:
1. THE COPING AT THE 9TH FLOOR BY .48 OF A FOOT;
 2. THE GRANITE BASE AT THE SOUTHWEST CORNER BY 0.02 OF A FOOT;
 3. THE BALCONY CLOSEST TO THE WEST BOUNDARY OF THE LAND, ENCROACHING ON THE SOUTH FROM THE SECOND FLOOR BY 0.84 TO 0.85 OF A FOOT FROM CORNER TO CORNER;
 4. THE GRANITE BY VARIOUS AMOUNTS FROM 0.31 OF A FOOT TO 0.29 OF A FOOT;
 5. THE BALCONY CLOSEST TO THE EAST BOUNDARY OF THE LAND ENCROACHING ON THE SOUTH BY 0.83 TO 0.84 OF A FOOT;
 6. GRANITE BASE AT THE SOUTHEAST CORNER BY .02 OF A FOOT;
 7. CANOPIES OVER STOREFRONT WINDOWS BY AN UNDISCLOSED AMOUNT;
 8. WALL HYDRANT AND STANDPIPE BY AN UNDISCLOSED AMOUNT;
 9. COPING AT 9TH FLOOR BY 0.43 FEET;
- (C) ONTO THE LAND EAST AND ADJOINING BY:
1. THE COPING AT 9TH FLOOR BY 0.41 OF A FOOT;
 2. THE SOUTHERN MOST CONCRETE BALCONY BY 0.82 FEET;
 3. THE GRANITE BY VARIOUS AMOUNTS FROM 0.03 OF A FOOT TO 0.35 OF A FOOT;
 4. THE NORTHERN MOST CONCRETE BALCONY BY 0.86 OF A FOOT TO 0.88 OF A FOOT;
 5. SPIGOT BY AN UNDISCLOSED AMOUNT;
 6. ROUNDED MARBLE BASE BY 0.12 FEET;
 7. CANOPIES OVER STOREFRONT WINDOWS BY AN UNDISCLOSED AMOUNT;


UNOFFICIAL COPY

ALL AS DISCLOSED BY SURVEY OF CHICAGO GUARANTEE SURVEY COMPANY, ORDER 2008-10583 DATED MARCH 14,2008 AND LAST REVISED APRIL 24, 2008.

- (14) ENCROACHMENT OF ROUNDED MARBLE BASE OF 5 STORY BRICK BUILDING ON THE LAND ONTO LAND EAST AND ADJOINING BY 0.09 TO 0.12 FEET AND OF THE COPING AT THE ROOF BY 0.47 OF A FOOT, AS DISCLOSED BY SURVEY.
- (15) ENCROACHMENT OF THE 5 STORY BUILDING LOCATED MAINLY ON THE LAND ONTO THE ADJOINING PROPERTY AS FOLLOWS:
 - (A) THE METAL WINDOW MULLION IS ENCROACHING ONTO THE NORTH BY 1.00.
 - (B) THE CONCRETE COLUMN ENCROACHING ONTO THE SOUTH BY 0.03 OF A FOOT, AS DISCLOSED BY SURVEY.
- (16) UNRECORDED DESIGNATING ORDINANCE ADOPTED APRIL 11, 2007, IDENTIFIES THE SIGNIFICANT HISTORICAL OR ARCHITECTURAL FEATURES OF THE BUILDING KNOWN AS 664 N. MICHIGAN AVE., ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE PROPOSED DISMANTLEMENT, DEMOLITION, REPAIR AND RECONSTRUCTION OF THE BUILDING, PURSUANT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CHICAGO THROUGH ITS DEPARTMENT OF PLANNING AND PRISM REAL ESTATE EQUITIES V, L.L.C., AND THE COVENANTS AND AGREEMENTS CEONTAINED THEREIN.
- (17) AGREEMENT FOR THE DISMANTLEMENT, DEMOLITION, REPAIR AND RECONSTRUCTION OF THE FARWELL BUILDING DATED MARCH 31, 2008 BY AND BETWEEN THE CITY OF CHICAGO, ACTING BY AND THROUGH ITS DEPARTMENT OF PLANNING AND DEVELOPMENT, AND NM PROJECT COMPANY, LLC AND JOINED BY 664 N MICHIGAN, LLC, AND RECORDED MAY 2, 2008 AS DOCUMENT 0812341011;
- (18) APPLICABLE ZONING, PLANNED DEVELOPMENT AND BUILDING LAWS, ORDINANCES AND RESTRICTIONS;
- (19) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS ASSOCIATED WITH THE PROPERTY
- (20) PUBLIC AND UTILITY EASEMENTS AND EASEMENT COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
- (21) RIGHTS OF THE PUBLIC, THE CITY OF CHICAGO AND STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR ALLEYS, ROADS AND HIGHWAYS.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		19-Jan-2017
	CHICAGO	6,000.00
	CYA:	2,400.00
	TOTAL:	8,400.00 *

17-10-109-021-1004 | 20170101600768 | 1-691-856-064

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

19-Jan-2017



COUNTY:	400.00
ILLINOIS:	800.00
TOTAL:	1,200.00

17-10-109-021-1004

20170101600768 | 2-137-666-752