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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2017 11:30 AM Pg: 1 of 4

Dec ID 20170101603679
ST/CO Stamp 0-624-819-392 ST Tax \$5,000.00 CO Tax \$2,500.00
City Stamp 1-712-782-528

After recording return to:

Kristin L. Dunlap
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

GM & RZ CORPORATION, an Illinois corporation ("Grantor"), its address at 170 N. Halsted, Chicago, Illinois 60661, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, SELLS and CONVEYS to **W-SF GOLDFINGER OWNER VIII, L.L.C.**, a Delaware limited liability company ("Grantee"), its address at c/o Walton Street Capital, L.L.C., 900 North Michigan Avenue, Suite 1900, Chicago, Illinois 60611, the following described real estate situated in the County of Cook, in the State of Illinois (collectively, the "Real Estate") to wit:

SUB LOTS 7 AND 8 IN T.F. GALE'S SUBDIVISION OF LOTS 6 TO 13 INCLUSIVE IN BLOCK 36 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 170 N. Halsted Street, Chicago, Illinois 60661
PIN: 17-08-434-012-0000

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any way 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 Real Estate, with the hereditaments and appurtenances, **TO HAVE AND TO HOLD** the Real Estate as above described, with the appurtenances thereto, unto the Grantee, his heirs and assigns forever.

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 Real Estate, it 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 for those items listed on Exhibit A attached hereto and incorporated herein (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SEC. 200.1-2 (B-6) OR PARAGRAPH _____, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE

[SIGNATURE PAGE TO FOLLOW]

8981361 RZ

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 and hold title to real estate under the laws of the State of Illinois.

Dated January 16, 2017 Signature: *Linda Kent*
Grantor or Agent

Subscribed and sworn to before me by the
said LINDA KENT
this 16th day of January
2017



[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 and hold title to real estate under the laws of the State of Illinois.

Dated January 16, 2017 Signature: *Linda Kent*
Grantee or Agent

Subscribed and sworn to before me by the
said LINDA KENT
this 16th day of January
2017



[Signature]
Notary Public

NOTE: 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 Tax Act.]

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EXHIBIT A

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS THAT ARE NOT YET DUE OR PAYABLE.
2. ENCROACHMENT OF THE COPING ON THE BUILDING ONTO PUBLIC PROPERTY EAST AND ADJOINING BY .24 TO .31 FEET AND ONTO PUBLIC PROPERTY NORTH AND ADJOINING BY .19 TO .34 FEET.
3. ENCROACHMENT OF THE BUILDING ON THE LAND ONTO PUBLIC PROPERTY NORTH AND ADJOINING BY .04 TO .20 FEET.
4. ENCROACHMENT OF OVERHEAD BEAMS ONTO PUBLIC PROPERTY NORTH AND ADJOINING BY 7.15 FEET AND ONTO PUBLIC PROPERTY WEST AND ADJOINING BY 5.39 FEET.
5. ENCROACHMENT OF THE FIRE ESCAPE ATTACHED TO THE BUILDING ON THE LAND ONTO PUBLIC PROPERTY WEST AND ADJOINING BY 6.51 FEET.

[END OF EXHIBIT A]