

UNOFFICIAL COPY

This Instrument Prepared by:

Christina Moore, Esq.
Taylor English Duma, LLP
1600 Parkwood Circle, Suite 400
Atlanta, GA 30339

After Recording Return to:

Resort Title Agency, Inc.
4960 Conference Way North, Suite 100
Boca Raton, FL 33431

Send Subsequent Tax Bills to:

Association Accounting
4960 Conference Way North, Suite 100
Boca Raton, FL 33431



Doc# 1705916027 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2017 10:49 AM PG: 1 OF 5

Transmitted to Cook County Recorder of Deeds only.

Permanent Real Estate Index Numbers:

17-16-245-023-0000, 17-16-245-024-0000, and
17-16-245-025-1001 through 17-16-245-025-1024

Address of Property:

500 South Dearborn Street
Chicago, Illinois 60605

WARRANTY DEED

THIS WARRANTY DEED is made as of this 23 day of February, 2017, by SECOND CITY RESORTS, LLC, an Illinois limited liability company ("Grantor"), whose address 500 South Dearborn Street, Chicago, Illinois 60605 to VACATION TRUST, INC., a Florida corporation, as Trustee, whose address is 4950 Communication Ave, Suite 900, Boca Raton, Florida 33431 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey to Grantee, Grantee's heirs, devisees, successors and assigns, an undivided interest in real property (collectively, the "Timeshare Interest") as follows:

The applicable Timeshare Interest of an undivided fee simple common ownership interest as tenant-in-common in the applicable Timeshare Unit, in the applicable Week, according to and as defined in the Declaration of Condominium for the Hotel Blake, a Condominium recorded August 23, 2013, in the records of the Cook County Recorder of Deeds as Document No. 1323519050, as amended and supplemented ("Condominium Declaration") and that certain Declaration of Timeshare Plan for The Hotel Blake Timeshare Plan recorded August 23, 2013, in the records of the Cook County Recorder of Deeds as Document No. 1323519052, as amended and supplemented from time to time ("Timeshare Declaration," and together with the Condominium Declaration, collectively the "Declarations"); less and except all oil, gas and mineral rights, more particularly described on Exhibit "A" attached hereto and made a part hereof. Section 16, Township 39N, Range 14.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the property, especially those benefits, rights and obligations provided by the Declarations.

This conveyance is subject to, and by accepting this Warranty Deed, Grantee agrees to assume and abide by, the conditions and restrictions imposed by, without limitation, the following:

1. Taxes for the current year and subsequent years;
2. Conditions, restrictions, limitations reservations, and other matters of record, including, without limitation, the Declarations;
3. Declarant's Right of First Refusal described in Article 14 of the Timeshare Declaration; and

CJA

UNOFFICIAL COPY

4. The restrictions on the use of the Timeshare Interest and the Timeshare Units as set forth in the Timeshare Declaration.

Grantor reserves the right to add additional land and units to The Hotel Blake Timeshare Plan in phases pursuant to such reserved rights as set forth in the Timeshare Declaration, which rights further include, without limitation, the right to: (i) not to submit any or all of the proposed property to The Hotel Blake Timeshare Plan as described in the Timeshare Declaration; or (ii) reallocate the Timeshare Plan Expenses and Timeshare Common Surplus in accordance with the Timeshare Declaration. The rights reserved under this paragraph to Grantor are powers coupled with an interest and shall be irrevocable. These provisions are part of the consideration for the execution of this Warranty Deed by Grantor and such Warranty Deed would not be executed and delivered but for these provisions. The receipt of this Warranty Deed by Grantee and the recordation of this Warranty Deed by Grantee, or anyone acting on Grantee's behalf, conclusively evidences the acceptance of this conveyance subject to these provisions.

The benefits and obligations shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of Grantor and Grantee. Grantor does covenant with Grantee that Grantor is lawfully seized in the property fee simple; that Grantor has good, right and lawful authority to sell and convey said property. Grantor warrants the title of the Timeshare Interest and will defend the same against lawful claims of all persons claiming by, through or under Grantor.

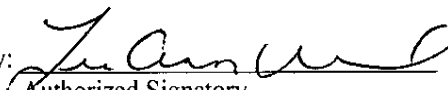
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date first above written.

Signed, sealed and delivered in the presence of:

SECOND CITY RESORTS, LLC,
an Illinois limited liability company



First Witness Signature

By: 

Authorized Signatory



Second Witness Signature/Notary

STATE OF Florida)

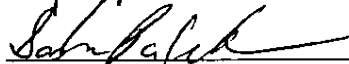
) SS.

COUNTY OF Palm Beach)

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared Lee Ann Willard, as a duly authorized signatory on behalf of **SECOND CITY RESORTS, LLC**, an Illinois limited liability company, who is known to me or who has produced identification satisfactory to me.

WITNESS my hand and seal on February 23, 2017

(NOTARY SEAL)



(Notary Signature)

Sasha Palekar

(Notary Name Printed)

NOTARY PUBLIC

Commission No. FF103515



SASHA PALEKAR
MY COMMISSION # FF 103515
EXPIRES: April 20, 2018
Bonded Thru Budget Notary Services

REAL ESTATE TRANSFER TAX

28-Feb-2017



COUNTY: 860.75
ILLINOIS: 1,721.50
TOTAL: 2,582.25

17-16-245-023-0000

| 20170201615864 | 2-013-291-200

REAL ESTATE TRANSFER TAX

28-Feb-2017



CHICAGO: 12,911.25
CTA: 5,164.50
TOTAL: 18,075.75 *

17-16-245-023-0000 | 20170201615864 | 1-265-371-840

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

UNOFFICIAL COPY

EXHIBIT "A"

UNIT	WEEK	USAGE	UNDIVIDED INTEREST	UNIT	WEEK	USAGE	UNDIVIDED INTEREST	UNIT	WEEK	USAGE	UNDIVIDED INTEREST
517	1G	F	1/7	517	7G	F	1/7	517	13G	F	1/7
517	1H	F	1/7	517	7H	F	1/7	517	13H	F	1/7
517	1I	F	1/7	517	7I	F	1/7	517	13I	F	1/7
517	1J	F	1/7	517	7J	F	1/7	517	13J	F	1/7
517	1K	F	1/7	517	7K	F	1/7	517	13K	F	1/7
517	1L	F	1/7	517	7L	F	1/7	517	13L	F	1/7
517	1N	F	1/7	517	7N	F	1/7	517	13N	F	1/7
517	2G	F	1/7	517	8G	F	1/7	517	14G	F	1/7
517	2H	F	1/7	517	8H	F	1/7	517	14H	F	1/7
517	2I	F	1/7	517	8I	F	1/7	517	14I	F	1/7
517	2J	F	1/7	517	8J	F	1/7	517	14J	F	1/7
517	2K	F	1/7	517	8K	F	1/7	517	14K	F	1/7
517	2L	F	1/7	517	8L	F	1/7	517	14L	F	1/7
517	2N	F	1/7	517	8N	F	1/7	517	14N	F	1/7
517	3G	F	1/7	517	9G	F	1/7	517	15G	F	1/7
517	3H	F	1/7	517	9H	F	1/7	517	15H	F	1/7
517	3I	F	1/7	517	9I	F	1/7	517	15I	F	1/7
517	3J	F	1/7	517	9J	F	1/7	517	15J	F	1/7
517	3K	F	1/7	517	9K	F	1/7	517	15K	F	1/7
517	3L	F	1/7	517	9L	F	1/7	517	15L	F	1/7
517	3N	F	1/7	517	9N	F	1/7	517	15N	F	1/7
517	4G	F	1/7	517	10G	F	1/7	517	16G	F	1/7
517	4H	F	1/7	517	10H	F	1/7	517	16H	F	1/7
517	4I	F	1/7	517	10I	F	1/7	517	16I	F	1/7
517	4J	F	1/7	517	10J	F	1/7	517	16J	F	1/7
517	4K	F	1/7	517	10K	F	1/7	517	16K	F	1/7
517	4L	F	1/7	517	10L	F	1/7	517	16L	F	1/7
517	4N	F	1/7	517	10N	F	1/7	517	16N	F	1/7
517	5G	F	1/7	517	11G	F	1/7	517	17G	F	1/7
517	5H	F	1/7	517	11H	F	1/7	517	17H	F	1/7
517	5I	F	1/7	517	11I	F	1/7	517	17I	F	1/7
517	5J	F	1/7	517	11J	F	1/7	517	17J	F	1/7
517	5K	F	1/7	517	11K	F	1/7	517	17K	F	1/7
517	5L	F	1/7	517	11L	F	1/7	517	17L	F	1/7
517	5N	F	1/7	517	11N	F	1/7	517	17N	F	1/7
517	6G	F	1/7	517	12G	F	1/7	517	18G	F	1/7
517	6H	F	1/7	517	12H	F	1/7	517	18H	F	1/7
517	6I	F	1/7	517	12I	F	1/7	517	18I	F	1/7
517	6J	F	1/7	517	12J	F	1/7	517	18J	F	1/7
517	6K	F	1/7	517	12K	F	1/7	517	18K	F	1/7
517	6L	F	1/7	517	12L	F	1/7	517	18L	F	1/7
517	6N	F	1/7	517	12N	F	1/7	517	18N	F	1/7

UNOFFICIAL COPY

EXHIBIT "A"

UNIT	WEEK	USAGE	UNDIVIDED INTEREST	UNIT	WEEK	USAGE	UNDIVIDED INTEREST	UNIT	WEEK	USAGE	UNDIVIDED INTEREST
517	19G	F	1/7	517	25G	F	1/7	517	31G	F	1/7
517	19H	F	1/7	517	25H	F	1/7	517	31H	F	1/7
517	19I	F	1/7	517	25I	F	1/7	517	31I	F	1/7
517	19J	F	1/7	517	25J	F	1/7	517	31J	F	1/7
517	19K	F	1/7	517	25K	F	1/7	517	31K	F	1/7
517	19L	F	1/7	517	25L	F	1/7	517	31L	F	1/7
517	19N	F	1/7	517	25N	F	1/7	517	31N	F	1/7
517	20G	F	1/7	517	26G	F	1/7	517	32G	F	1/7
517	20H	F	1/7	517	26H	F	1/7	517	32H	F	1/7
517	20I	F	1/7	517	26I	F	1/7	517	32I	F	1/7
517	20J	F	1/7	517	26J	F	1/7	517	32J	F	1/7
517	20K	F	1/7	517	26K	F	1/7	517	32K	F	1/7
517	20L	F	1/7	517	26L	F	1/7	517	32L	F	1/7
517	20N	F	1/7	517	26N	F	1/7	517	32N	F	1/7
517	21G	F	1/7	517	27G	F	1/7	517	33G	F	1/7
517	21H	F	1/7	517	27H	F	1/7	517	33H	F	1/7
517	21I	F	1/7	517	27I	F	1/7	517	33I	F	1/7
517	21J	F	1/7	517	27J	F	1/7	517	33J	F	1/7
517	21K	F	1/7	517	27K	F	1/7	517	33K	F	1/7
517	21L	F	1/7	517	27L	F	1/7	517	33L	F	1/7
517	21N	F	1/7	517	27N	F	1/7	517	33N	F	1/7
517	22G	F	1/7	517	28G	F	1/7	517	34G	F	1/7
517	22H	F	1/7	517	28H	F	1/7	517	34H	F	1/7
517	22I	F	1/7	517	28I	F	1/7	517	34I	F	1/7
517	22J	F	1/7	517	28J	F	1/7	517	34J	F	1/7
517	22K	F	1/7	517	28K	F	1/7	517	34K	F	1/7
517	22L	F	1/7	517	28L	F	1/7	517	34L	F	1/7
517	22N	F	1/7	517	28N	F	1/7	517	34N	F	1/7
517	23G	F	1/7	517	29G	F	1/7	517	35G	F	1/7
517	23H	F	1/7	517	29H	F	1/7	517	35H	F	1/7
517	23I	F	1/7	517	29I	F	1/7	517	35I	F	1/7
517	23J	F	1/7	517	29J	F	1/7	517	35J	F	1/7
517	23K	F	1/7	517	29K	F	1/7	517	35K	F	1/7
517	23L	F	1/7	517	29L	F	1/7	517	35L	F	1/7
517	23N	F	1/7	517	29N	F	1/7	517	35N	F	1/7
517	24G	F	1/7	517	30G	F	1/7	517	36G	F	1/7
517	24H	F	1/7	517	30H	F	1/7	517	36H	F	1/7
517	24I	F	1/7	517	30I	F	1/7	517	36I	F	1/7
517	24J	F	1/7	517	30J	F	1/7	517	36J	F	1/7
517	24K	F	1/7	517	30K	F	1/7	517	36K	F	1/7
517	24L	F	1/7	517	30L	F	1/7	517	36L	F	1/7
517	24N	F	1/7	517	30N	F	1/7	517	36N	F	1/7

UNOFFICIAL COPY

EXHIBIT "A"

UNIT	WEEK	USAGE	UNDIVIDED INTEREST	UNIT	WEEK	USAGE	UNDIVIDED INTEREST	UNIT	WEEK	USAGE	UNDIVIDED INTEREST
517	37G	F	1/7	517	43G	F	1/7	517	49G	F	1/7
517	37H	F	1/7	517	43H	F	1/7	517	49H	F	1/7
517	37I	F	1/7	517	43I	F	1/7	517	49I	F	1/7
517	37J	F	1/7	517	43J	F	1/7	517	49J	F	1/7
517	37K	F	1/7	517	43K	F	1/7	517	49K	F	1/7
517	37L	F	1/7	517	43L	F	1/7	517	49L	F	1/7
517	37N	F	1/7	517	43N	F	1/7	517	49N	F	1/7
517	38G	F	1/7	517	44G	F	1/7	517	50G	F	1/7
517	38H	F	1/7	517	44H	F	1/7	517	50H	F	1/7
517	38I	F	1/7	517	44I	F	1/7	517	50I	F	1/7
517	38J	F	1/7	517	44J	F	1/7	517	50J	F	1/7
517	38K	F	1/7	517	44K	F	1/7	517	50K	F	1/7
517	38L	F	1/7	517	44L	F	1/7	517	50L	F	1/7
517	38N	F	1/7	517	44N	F	1/7	517	50N	F	1/7
517	39G	F	1/7	517	45G	F	1/7	517	51G	F	1/7
517	39H	F	1/7	517	45H	F	1/7	517	51H	F	1/7
517	39I	F	1/7	517	45I	F	1/7	517	51I	F	1/7
517	39J	F	1/7	517	45J	F	1/7	517	51J	F	1/7
517	39K	F	1/7	517	45K	F	1/7	517	51K	F	1/7
517	39L	F	1/7	517	45L	F	1/7	517	51L	F	1/7
517	39N	F	1/7	517	45N	F	1/7	517	51N	F	1/7
517	40G	F	1/7	517	46G	F	1/7	517	52G	F	1/7
517	40H	F	1/7	517	46H	F	1/7	517	52H	F	1/7
517	40I	F	1/7	517	46I	F	1/7	517	52I	F	1/7
517	40J	F	1/7	517	46J	F	1/7	517	52J	F	1/7
517	40K	F	1/7	517	46K	F	1/7	517	52K	F	1/7
517	40L	F	1/7	517	46L	F	1/7	517	52L	F	1/7
517	40N	F	1/7	517	46N	F	1/7	517	52N	F	1/7
517	41G	F	1/7	517	47G	F	1/7				
517	41H	F	1/7	517	47H	F	1/7				
517	41I	F	1/7	517	47I	F	1/7				
517	41J	F	1/7	517	47J	F	1/7				
517	41K	F	1/7	517	47K	F	1/7				
517	41L	F	1/7	517	47L	F	1/7				
517	41N	F	1/7	517	47N	F	1/7				
517	42G	F	1/7	517	48G	F	1/7				
517	42H	F	1/7	517	48H	F	1/7				
517	42I	F	1/7	517	48I	F	1/7				
517	42J	F	1/7	517	48J	F	1/7				
517	42K	F	1/7	517	48K	F	1/7				
517	42L	F	1/7	517	48L	F	1/7				
517	42N	F	1/7	517	48N	F	1/7				