

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:

Katten Muchin Rosenman LLP  
525 W. Monroe Street  
Chicago, Illinois 60661  
Attention: Brian M. Spangler, Esq.



\*1707645037D\*

Doc# 1707645037 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 12:42 PM PG: 1 OF 3

## REAL ESTATE TRANSFER TAX

17-Mar-2017



COUNTY:	1,378.50
ILLINOIS:	2,757.00
TOTAL:	4,135.50

17-04-403-034-0000

20170301622810

0-332-118-720

[ABOVE SPACE RESERVED FOR RECORDER'S USE]

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this <sup>17<sup>th</sup></sup> day of March, 2017, by and between ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), and ONNI ATRIUM DEVELOPMENT NO. 1 LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantee");

WITNESSETH, that Grantor, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situated, lying and being in the City of Chicago, County of Cook and State of Illinois, described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or rights to use easements relating to the Property, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances (collectively, the "Property").

**TO HAVE AND TO HOLD** the Property, in fee simple, unto the Grantee and its successors and assigns forever subject only to all taxes and other assessments, zoning and other governmental restrictions, patent reservations, all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations, liabilities and other matters of record, all matters that a correct and complete survey of the Property would disclose (collectively, the "Permitted Exceptions").

Grantor, for itself, and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject only to the Permitted Exceptions.

CCRD REVIEWER 

[Remainder of page intentionally left blank; Signature page follows]

## REAL ESTATE TRANSFER TAX

17-Mar-2017



CHICAGO:	20,677.50
CTA:	8,271.00
TOTAL:	28,948.50 *

17-04-403-034-0000 | 20170301622810 | 0-556-366-528

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

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

**GRANTOR:**

**ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP**, a Delaware limited partnership

By: **ONNI ATRIUM APARTMENTS (GP) LLC**, a Delaware limited liability company  
Its: General Partner

By: **ONNI PROPERTIES (CHICAGO), INC.**, an Illinois corporation  
Its: Manager

By: \_\_\_\_\_  
Name: Giulio De Cotiis  
Title: President

Province of British Columbia )  
City of Vancouver )  
Notary Public )

I, the undersigned, a Notary Public in and for the City and Province aforesaid, DO HEREBY CERTIFY that Giulio De Cotiis, the President of ONNI PROPERTIES (CHICAGO), INC., an Illinois corporation, being the Manager of ONNI ATRIUM APARTMENTS (GP) LLC, a Delaware limited liability company, being the General Partner of ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP, a Delaware limited partnership, personally known 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 signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth, on behalf of the company.

Given under my hand and official seal this 24 day of February, 2017.

  
Notary Public  
**Jon Drinyan**  
Barrister and Solicitor  
ONNI GROUP  
300-550 Robson Street  
Vancouver, BC V6B 2B7  
T: (604) 602-7711

My Commission Expires:

N/A

**SEND SUBSEQUENT TAX BILLS TO:**

c/o ONNI GROUP  
300 - 550 Robson Street  
Vancouver, BC V6B 2B7  
Attention: Chris Jackson, General Counsel

~~THIS SPECIAL WARRANTY DEED IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO 35 ILCS 200/31-45(e)~~

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 1 IN THE ATRIUM VILLAGE RESUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS, BLOCKS, VACATED STREETS AND VACATED ALLEYS IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT THEREOF WAS RECORDED JANUARY 6, 2017 AS DOCUMENT NUMBER 1700645038, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOT 2 IN ATRIUM VILLAGE RESUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS, BLOCKS, VACATED STREETS AND VACATED ALLEYS IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT THEREOF WAS RECORDED JANUARY 6, 2017 AS DOCUMENT NUMBER 1700645038, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 02 DEGREES 03 MINUTES 45 SECONDS EAST ALONG THE EAST LINT OF LOT 2, AFORESAID, 111.70 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS WEST, 59.86 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 45 SECONDS WEST, 12.49 FEET; THENCE 80.14 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 50.44 FEET CONCAVE SOUTHEASTERLY; THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS WEST, 58.66 FEET; THENCE NORTH 67 DEGREES 41 MINUTES 05 SECONDS WEST, 33.09 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS WEST, 34.92 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 55 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF LOT 2, AFORESAID, 34.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 13 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, AFORESAID, 233.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

A portion of the following PIN: 17-04-403-034-0000; 17-04-401-016-0000

Common Address: 1140 N Wells Street and 201 W Division Street, Chicago, Illinois