

UNOFFICIAL COPY

This instrument prepared by:
Brian Cohen, Esq.
DLA Piper LLP (US)
444 W. Lake Street, Suite 900
Chicago, Illinois 60606



Doc# 1724834046 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2017 02:16 PM PG: 1 OF 6

After recording mail to:
Jonathan S. Baker, Esq.
Mayer Brown LLP
71 S. Wacker Drive
Chicago, Illinois 60606

Mail tax bills to:
Integrated Clark Monroe, LLC
181 W. Madison St, Suite 4700
Chicago, Illinois 60602

CTE 10 F 7
CSTASKO - 8984474

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31st day of August, 2017, between **INTEGRATED CLARK MONROE, LLC**, an Illinois limited liability company, with its principal place of business at 181 W Madison Street, Suite 4700, Chicago, Illinois 60606, party of the first part, and **DEKA USA MONROE STREET LP**, a Delaware limited partnership, with its principal place of business c/o King and Spalding LLP, 1185 Avenue of the Americas, New York, New York 10036, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, GRANT, BARGAIN, ALIEN, CONFIRM AND CONVEY unto the party of the second part, the following described real estate, to wit:

The real property known as Parcel ID No. 17-16-204-022-0000 and 17-16-204-023-0000 located at 100 W. Monroe Street, Chicago, Illinois 60603, as more specifically described on Exhibit A attached hereto and incorporated herein by reference (the "Land").

SUBJECT TO all matters described on Exhibit B attached hereto.

Together with the buildings, fixtures, structures, parking areas, landscaping and other improvements on the Land, all and singular the rights, privileges, easements thereon or in any matter appertaining to such Land, including any and all mineral rights, development rights, water rights and the like; and all right, title and interest of the party of the first part in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land, and the reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the party of the second part, forever.



S Y
P 6
S N
SC Y
INT AB


UNOFFICIAL COPY

And the party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as above recited; and that it WILL WARRANT AND DEFEND title to the said premises against all persons lawfully claiming or to claim same, by, through or under it, but none other, excepting, however the matters set forth in Exhibit B attached hereto.

[signature page follows]

REAL ESTATE TRANSFER TAX		01-Sep-2017
	COUNTY:	55,000.00
	ILLINOIS:	110,000.00
	TOTAL:	165,000.00
17-16-204-023-0000 20170701698538 0-167-211-968		

REAL ESTATE TRANSFER TAX		01-Sep-2017
	CHICAGO:	825,000.00
	CTA:	330,000.00
	TOTAL:	1,155,000.00 *
17-16-204-023-0000 20170701698538 0-091-769-792		

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

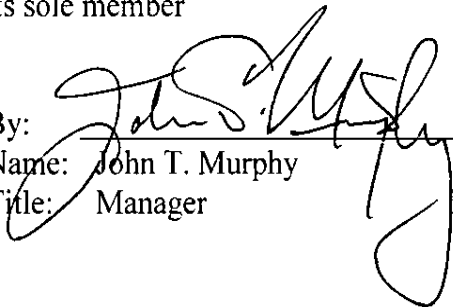
UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

INTEGRATED CLARK MONROE, LLC,
an Illinois limited liability company,

By: Integrated CM Manager, LLC, an
Illinois limited liability company,
its managing member

By: Integrated 100 West Monroe LLC, an
Illinois limited liability company,
its sole member

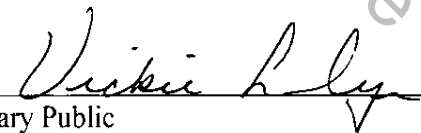
By: 
Name: John T. Murphy
Title: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that John T. Murphy, the Manager of Integrated 100 West Monroe LLC, an Illinois limited liability company, which is the sole member of Integrated CM Manager, LLC, which is the managing member of Integrated Clark Monroe, LLC, an Illinois limited liability company, 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 and delivered said instrument on behalf of said limited liability company; and said John T. Murphy acknowledged said instrument to be the free act and deed of said limited liability company for the use and purposes therein set forth.

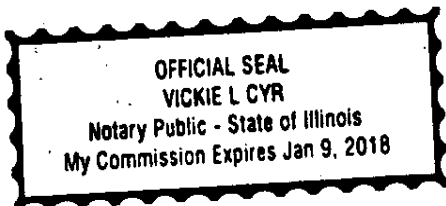
Given under my hand and official seal this 25 day of August, 2017.

[SEAL]


Notary Public

Print Name: VICKIE L. CYR

My commission expires: 1-9-18



UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

ALL THAT PART OF ORIGINAL LOT 5 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE NORTH 154 FEET THEREOF.

PARCEL 2:

THAT PART OF ORIGINAL LOT 5 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 111 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 5, 111 FEET SOUTH OF THE NORTH LINE OF SAID LOT, THENCE SOUTH 43 FEET ALONG THE WEST LINE OF SAID LOT, THENCE EAST PARALLEL TO THE WEST LINE OF SAID LOT TO THE WEST LINE OF CLARK STREET BEING THE EAST LINE OF SAID LOT, THENCE NORTH ALONG THE WEST LINE OF SAID CLARK STREET 43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

LOTS 19 AND 20 IN ASSESSOR'S DIVISION OF BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PINs: 17-16-204-022-0000; 17-16-204-023-0000

ADDRESS: 100 W. MONROE STREET, CHICAGO, ILLINOIS 60603

UNOFFICIAL COPY

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

NONE DUE OR PAYABLE

3. MEMORANDUM OF LEASE MADE BY MT CLARK MONROE LLC TO INTEGRATED CLARK MONROE, LLC DATED MARCH 27, 2013, A MEMORANDUM OF WHICH WAS RECORDED DECEMBER 4, 2013 AS DOCUMENT NO. 1333839067, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE, WITH NO RIGHTS OF FIRST REFUSAL, RIGHTS OF FIRST OFFER OR PURCHASE OPTIONS.
4. EXISTING UNRECORDED SUB-LEASES, BY AND BETWEEN 100 MONROE RESTAURANT LLC, AND MT CLARK MONROE LLC, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, WITH NO RIGHTS OF FIRST REFUSAL, RIGHTS OF FIRST OFFER OR PURCHASE OPTIONS.
5. EXISTING UNRECORDED SUB-LEASES, BY AND BETWEEN COCHON VOLANT, LLC AND 100 MONROE RESTAURANT LLC, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, WITH NO RIGHTS OF FIRST REFUSAL, RIGHTS OF FIRST OFFER OR PURCHASE OPTIONS.
6. ENCROACHMENTS ON THE LAND AND ONTO ADJOINING LAND AS DISCLOSED BY THE SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 11, 2017 AS ORDER NUMBER 2017-23833-001.
7. RIGHT OF EASEMENT OVER THE WEST 10 FEET OF THE LAND FOR ALLEY PURPOSES FOR THE BENEFIT OF THE OWNERS AND OCCUPANTS OF THE PREMISES ON THE NORTH REFERRED TO IN WARRANTY DEED FROM WILLARD JONES AND HIS WIFE TO EZRA B. MCCAGG DATED MAY 16, 1851 AND RECORDED JUNE 13, 1851 IN BOOK 41, PAGE 343 AND IN OTHER INSTRUMENTS OF RECORD.

UNOFFICIAL COPY

AND AS SHOWN ON SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 11, 2017 AS ORDER NO. 2017-23833-001

(AFFECTS PARCEL 1)

8. EASEMENT OVER THE WEST 10 FEET OF THE LAND RESERVED IN THE DEED FROM WILLARD JONES AND HIS WIFE TO ABNER W. HENDERSON DATED AUGUST 30, 1846 AND RECORDED NOVEMBER 5, 1846 AS DOCUMENT 15660 AND THE DEED FROM SAME GRANTOR TO JARED BASSETT DATED JULY 1, 1851 AND RECORDED JULY 25, 1851 AS DOCUMENT 30621 AND REFERRED TO IN SUBSEQUENT DEEDS FOR USE AS A PRIVATE WAY OR ALLEY FOR THE BENEFIT OF THE OWNERS OF ADJOINING LOTS AND AS DISCLOSED IN LEASE RECORDED NOVEMBER 7, 1925 AS DOCUMENT NO. 9090584

AND AS SHOWN ON SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 11, 2017 AS ORDER NO. 2017-23833-001

(AFFECTS PARCEL 2)