

# UNOFFICIAL COPY

## PREPARED BY:

David A. Lapins, Esq.  
Ginsberg Jacobs LLC  
300 South Wacker Drive  
Suite 2750  
Chicago, IL 60606  
(312) 660-9433



Doc# 1732029044 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2017 11:00 AM PG: 1 OF 5

## WHEN RECORDED RETURN TO:

Christina L. Olson, Esq.  
Seyfarth Shaw LLP  
233 South Wacker Drive  
Suite 8000  
Chicago, IL 60606  
(312) 460-6405

## SEND TAX STATEMENTS TO:

Lincoln Property Company  
120 South LaSalle Street  
Suite 1500  
Chicago, IL 60603  
Attn: Craig Cudzilo

(Above Space for Recorder's use only)

## SPECIAL WARRANTY DEED

**600 JACKSON RAF LLC**, a Delaware limited liability company, as to an undivided 1.99% interest ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by **STOCKBRIDGE 600 WEST JACKSON, LLC**, a Delaware limited liability company ("**Grantee**"), has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee such Grantor's undivided percentage interest in and to the tract of land (the "**Land**") in Cook County, Illinois, more fully described on **Exhibit A** hereto, together with Grantor's right, title, and interest in and to the improvements thereon, and Grantor's right,

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title and interest, if any, in and to all easements, rights-of-way, rights, and appurtenances appertaining thereto (the “**Property**”).



This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in **Exhibit B** hereto (the “**Encumbrances**”).

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Ad valorem taxes with respect to the Property have been prorated as of the date hereof between Grantor and Grantee, and Grantee expressly assumed the payment of ad valorem taxes assessed from and after the date hereof.


Address of Grantee: 4 Embarcadero Center, Suite 3300, San Francisco, California 94111

REAL ESTATE TRANSFER TAX 15-Nov-2017

		COUNTY:	234.50
		ILLINOIS:	469.00
		TOTAL:	703.50

17-16-111-023-0000 | 20171101652212 | 1-737-984-960

REAL ESTATE TRANSFER TAX 15-Nov-2017

	CHICAGO:	3,517.50
	CTA:	1,407.00
	TOTAL:	4,924.50 *

17-16-111-023-0000 | 20171101652212 | 1-330-180-128

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

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WITNESS THE EXECUTION HEREOF effective as of November ~~14~~<sup>17</sup> 2017.

GRANTOR:

600 JACKSON RAF LLC,  
a Delaware limited liability company  
By: Randy A. Fifield Living Trust  
Dated June 2, 2008, its sole member

By: Randy Fifield  
Randy A. Fifield, not personally, but solely as  
trustee of the Randy A. Fifield Living Trust  
Dated June 2, 2008

STATE OF ILLINOIS        )  
  )        SS  
COUNTY OF COOK        )

The foregoing instrument was acknowledged before me this 13 day of November, 2017, by Randy A. Fifield, not personally, but solely as trustee of the Randy A. Fifield Living Trust Dated June 2, 2008, sole member of 600 JACKSON RAF LLC, a Delaware limited liability company, on behalf of the company.

Michael Doyle

Printed Name: MICHAEL DOYLE  
Notary Public



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## Exhibit A to Special Warranty Deed

### LEGAL DESCRIPTION

LOTS 12, 13, 14, 15, 16, 17 AND 18 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 27 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 600 West Jackson Boulevard, Chicago, Illinois 60661

PIN(s): 17-16-111-023-0000; 17-16-111-024-0000; 17-16-111-025-000

COOK COUNTY  
RECORDER OF DEEDS

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

1. RIGHTS OF TENANTS LISTED ON EXHIBIT ATTACHED TO THE TITLE POLICY ISSUED TO GRANTEE BY CHICAGO TITLE INSURANCE COMPANY, AND KNOWN AS POLICY NO. 1401 008985962 D2, AS TENANTS ONLY.
2. PARTY WALL AGREEMENT RECORDED JULY 3, 1891 AS DOCUMENT 1498645. (AFFECTS THE NORTH LINE OF LOT 12)
3. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.08 TO 0.09 FEET, AND ONTO PUBLIC PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.04 TO 0.09 FEET, AND ONTO PUBLIC PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.02 FEET, AS SHOWN ON PLAT OF SURVEY PREPARED BY UNITED SURVEY SERVICE, DATED OCTOBER 12, 2017, NUMBER 2007-17990.

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