

# UNOFFICIAL COPY



Doc# 1733239149 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2017 02:15 PM PG: 1 OF 7

This Instrument Was Prepared by:

Kathleen M. Gilligan  
Saul Ewing Arnstein & Lehr LLP  
161 N. Clark Street, Suite 4200  
Chicago, IL 60601

After recording return to:

Pircher, Nichols & Meeks LLP  
900 N. Michigan Avenue, Suite 1000,  
Chicago, IL 60611  
Attention: Real Estate Notices (EMJL)

0983518 1 of 3

LT# JYork

(above space reserved for use of Recorder)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of the 27 day of November, 2017 by **COLUMBIA COLLEGE CHICAGO**, an Illinois not-for-profit corporation ("Grantor"), to and in favor of **820 MICHIGAN, LP**, a Delaware limited partnership, whose address is 6250 N. River Road, Suite 1033, Rosemont, Illinois 60018 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof (collectively the "Premises").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or in equity of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors, 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 herein recited and as set forth on Exhibit B attached hereto and made a part hereof; and that Grantor WILL WARRANT AND

114437119.4

Box 400

CORD REVIEW

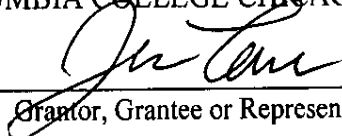
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DEFEND, subject to the matters set forth in Exhibit B and further subject to the limitations set forth below, the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor. Grantor makes no representations and warranties under this Deed except those specifically set forth in the foregoing sentence.



This conveyance is exempt from transfer taxes pursuant to (i) 35 ILCS 200/31-45 (b) and (ii) Chicago Municipal Code 3-33-060, Paragraph B


Dated: November 20, 2017

COLUMBIA COLLEGE CHICAGO

By:   
Grantor, Grantee or Representative

(Remainder of Page Intentionally Left Blank; Signature Page(s) Follow)

REAL ESTATE TRANSFER TAX		28-Nov-2017
	COUNTY:	5,500.00
	ILLINOIS:	0.00
	TOTAL:	5,500.00
17-15-305-015-0000   20171101655953   0-984-688-672		

REAL ESTATE TRANSFER TAX		28-Nov-2017
	CHICAGO:	82,500.00
	CTA:	0.00
	TOTAL:	82,500.00 *
17-15-305-015-0000   20171101655953   0-276-867-101		

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

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

**COLUMBIA COLLEGE CHICAGO**, an Illinois not-for-profit corporation

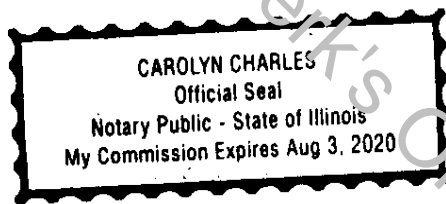
By: *[Signature]*  
Name: Jerry Tamer  
Title: Sr. VP of Business Affairs

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, CAROLYN CHARLES, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JERRY TAMER, Sr. VP - Bus Affairs of COLUMBIA COLLEGE CHICAGO, an Illinois not-for-profit corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Sr. VP - Bus Affairs of said not-for-profit corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said not-for-profit corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20<sup>th</sup> day of November, 2017

*[Signature]*  
Notary Public



Future Tax Bills are to be sent to:

820 Michigan, LP  
c/o 3L Real Estate, LLC  
6250 N. River Road, Suite 1033  
Rosemont, Illinois 60018

(Signature Page to Special Warranty Deed)

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## EXHIBIT "A" TO DEED

### LEGAL DESCRIPTION

LOT 5 (EXCEPT THE NORTH 52.17 FEET THEREOF) AND THE NORTH ½ OF LOT 8 IN BLOCK 17 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Common Address: 820 South Michigan Avenue, Chicago, Illinois 60605

Permanent Tax ID Numbers: 17-15-305-015-0000  
17-15-305-016-0000

Property of Cook County Clerk's Office

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## EXHIBIT "B" TO DEED

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2017 NOT YET DUE OR PAYABLE, AND ALL SUBSEQUENT YEARS.
2. SPECIAL TAXES OR ASSESSMENTS, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT YEAR AND SUBSEQUENT YEARS.
3. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA NO. 12 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
4. NON-EXCLUSIVE EASEMENT FOR PRIVATE ALLEY OVER THE WEST 15 FEET OF LOT 5 AS ESTABLISHED BY AGREEMENT DATED APRIL 30, 1864 AND RECORDED JUNE 3, 1864 AS DOCUMENT 81688 IN BOOK 279-439 IN CASE 56S19639, SUPERIOR COURT COOK COUNTY, ILLINOIS SAID EASEMENT DECLARED TO BE OVER THE WEST 14.79 FEET OF LOT 5.
5. PARTY WALL AGREEMENT RECORDED APRIL 23, 1958 AS DOCUMENT 17188260 BETWEEN CHICAGO CITY BANK AND TRUST COMPANY, AS TRUSTEE KNOWN AS TRUST NUMBER 5950 AND JOAN HIMMEL, ON THE NORTH LINE OF THE LAND.
6. EASEMENT BY PRESCRIPTION FOR INGRESS AND EGRESSES AND DELIVERIES IN, UPON, OVER AND THROUGH THE FOLLOWING DESCRIBED LAND AND OTHER PROPERTY NOT NOW IN QUESTION THE WEST 14.79 FEET OF LOT 5 AFORESAID AND THAT PART OF LOT 8 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8, THENCE SOUTH ON THE WEST LINE OF SAID LOT 8 TO A POINT 4.5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8, THENCE SOUTHEASTERLY TO A POINT 11 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 7.0 FEET; THENCE NORTHWESTERLY TO A POINT 6.0 FEET EAST OF THE WEST LINE AND 11.5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8, THENCE NORTH ON THE EAST LINE OF THE WEST 6 FEET OF SAID LOT 8, 67.9 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 8, THENCE WEST 6 FEET TO THE POINT OF BEGINNING AS DECLARED AND SET FORTH IN DECREE ENTERED JULY 26, 1963 IN CASE 56S19639, AND AS SHOWN ON SURVEY.
 

(AFFECTS THE WEST 14.79 FEET OF LOT 5 (EXCEPT THE NORTH 52.17 FEET THEREOF) AND THE WEST 6 FEET OF THE NORTH ½ OF LOT 8)
7. EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE WEST 15.54 FEET OF THE SOUTH 28.43 FEET OF LOT 5 AND THE NORTH ½ OF LOT 8 OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED MAY 24, 1971 AS DOCUMENT 21488348, AND AS SHOWN ON SURVEY.

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NOTE: SAID EASEMENT MODIFIED BY RELEASE DATED JUNE 3, 1971 RECORDED JUNE 3, 1971 AS DOCUMENT 21500001 WHICH RELEASES THE EAST 1.54 FEET OF THE WEST 15.54 FEET AFORESAID FROM ANY AND ALL INTEREST OF THE COMMONWEALTH EDISON COMPANY.

8. POSSIBLE RIGHTS OF THE PUBLIC, THE CITY OF CHICAGO AND THE ADJOINING OWNERS TO USE THE WEST 14.79 FEET OF THE LAND AS A PUBLIC ALLEY AND OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY FOR THE OPERATING, USE AND MAINTENANCE OF THEIR UTILITY FACILITIES, AND AS SHOWN ON SURVEY.
9. TERMS AND PROVISIONS OF THE CONSENT DECREE ENTERED FEBRUARY 22, 2005 IN CASE NO. 00M1405291.
10. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE ORDINANCE RECORDED MARCH 27, 2002 AS DOCUMENT 0020537958 WHICH DESIGNATES THE PROPERTY WITHIN THE HISTORIC MICHIGAN BOULEVARD DISTRICT AS A CHICAGO LANDMARK.

NOTICE OF DESIGNATION AS A CHICAGO LANDMARK RECORDED JULY 27, 2005 AS DOCUMENT 0520835408. (AFFECTS PARCEL 1)

11. ENCUMBRANCES, LIENS AND OTHER MATTERS AFFECTING TITLE TO THE PREMISES CAUSED BY OR ARISING OUT OF THE ACTIONS OR OMISSIONS OF GRANTEE OR ANY OF GRANTEE'S AGENTS, CONTRACTORS, INVITEES, EMPLOYEES OR AFFILIATES OR ANY OTHER PERSON OR ENTITY (EXCEPT GRANTOR).
12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE PREMISES (OR TITLE TO SAME) THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETED LAND SURVEY OF THE PREMISES.

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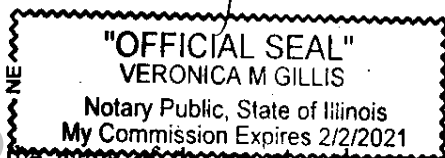
## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated November 27, 2017

Signature: *Sara Ewing Arnstein: Lehr LLP*  
*Kathleen M. Gilligan*  
Grantor or Agent  
Agent of Grantor

Subscribed and sworn to before me  
By the said KATHLEEN M. GILIGAN  
This 27, day of NOVEMBER, 2017  
Notary Public *Veronica M. Gillis*

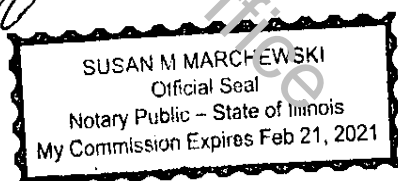


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date November 27, 2017

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said *Jettin York*  
This 27th, day of *Nov*, 2017  
Notary Public *Susan M. Marchewski*



**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.)