

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY



1733806086D

Doc# 1733806086 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2017 03:58 PM PG: 1 OF 6

8985674-Tab (143)

THE GRANTOR, PNHoldings, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 221 N. LaSalle Street, 27th Floor, Chicago, IL 60601, for and in consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, and CONVEY to 221 N. LaSalle, LLC, a Delaware limited liability company, having its principal address at 1040 W. Randolph St., Chicago, IL 60607, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County Cook in the State of Illinois, subject to the "Permitted Exceptions" set forth on Exhibit B, attached hereto and made a part thereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

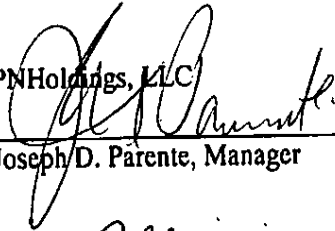
TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself to warrant and defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

JA

UNOFFICIAL COPY

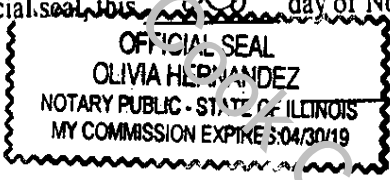
Dated this 28th day of November, 2017.

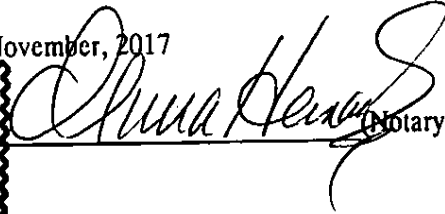
By: 
PNHoldings, LLC
Joseph D. Parente, Manager

STATE OF Illinois SS
COUNTY OF Cook

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph D. Parente, Manager of PNHoldings, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act and the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of November, 2017



 (Notary Public)

Prepared By: Steven K. Norgaard
Attorney at Law
493 Duane St, 4th Floor
Glen Ellyn, IL 60137

Mail To:

Sterling Bay, LLC
Attn: Dean Marks
1040 W. Randolph St.
Chicago, IL 60607

Name & Address of Taxpayer:

221 N. LaSalle, LLC
Attn: Andrew Gloor
1040 W. Randolph St.
Chicago, IL 60607

| REAL ESTATE TRANSFER TAX | | 04-Dec-2017 |
|---|-----------|------------------|
| COUNTY: | ILLINOIS: | 411.50 823.00 |
| TOTAL: | | 1,234.50 |
| 17-09-419-491-0000 20171101657909 0-499-154-336 | | |

| REAL ESTATE TRANSFER TAX | | 04-Dec-2017 |
|---|------|----------------------|
| CHICAGO: | CTA: | 6,172.50 2,469.00 |
| TOTAL: | | 8,641.50 * |
| 17-09-419-491-0000 20171101657909 1-074-993-184 | | |

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

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 27D1, 27D2, 27E1, 27E2, 27R1, AND 27R2 IN THE LASALLE-WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 18 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 4 TAKEN FOR WIDENING OF NORTH LASALLE STREET, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS AMENDED BY LETTER OF CORRECTION RECORDED AUGUST 1, 2011 AS DOCUMENT 1121345032, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER DATED AUGUST 11, 2008 AND RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS MODIFIED FROM TIME TO TIME, OVER THE COMMON PROPERTIES IN THE LASALLE WACKER SUBDIVISION ALSO RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS DEFINED IN SAID DECLARATION.

PARCEL 2B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 TO MAINTAIN ANY PORTION OF THE BUILDING LOCATED ON LAND IN THE LASALLE WACKER SUBDIVISION 0824816018, WHICH ENCROACHES UPON THE PROPERTY EAST OF AND ADJOINING, INCLUDING THE EAST FOUNDATION WALL AS SET FORTH IN EASEMENT AGREEMENT DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629639027 AND RE-RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629631087, MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

PARCEL 2C:

EASEMENT FOR THE BENEFIT OF THE LAND IN THE LASALLE WACKER SUBDIVISION 0824816018 FOR LIGHT, AIR AND VIEW AS SET FORTH IN AGREEMENT OF ADJACENT PROPERTY OWNERS REGARDING SETBACKS AND EASEMENTS FOR LIGHT, AIR AND VIEW MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629639026.

Tax Parcel Numbers: 17-09-419-491-0000 (Affects 27D1), 17-09-419-492-0000 (Affects 27D2), 17-09-419-493-0000 (Affects 27E1), 17-09-419-494-0000 (Affects 27E2), 17-09-419-495-0000 (Affects 27R1), 17-09-419-496-0000 (Affects 27R2)

Property Commonly Known As: Lots 27D1, 27D2, 27E1, 27E2, 27R1, and 27R2 located at 221 N. LaSalle Street, Chicago, IL 60601

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. ANY ACT OF GRANTEE OR ITS REPRESENTATIVES, AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS.
2. ZONING AND SUBDIVISION ORDINANCES AND REGULATIONS.
3. REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
4. RIGHTS OF PNHOLDINGS, LLC, AS TENANT ONLY, WITHOUT RIGHTS OF PURCHASE OR FIRST REFUSAL
5. 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.
6. TERMS, PROVISIONS, AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT BY UNICOM THERMAL TECHNOLOGIES INC., AND THE LURIE COMPANY DATED OCTOBER 13, 1997 AND RECORDED NOVEMBER 25, 1997 AS DOCUMENT 97885604 RELATING TO CHILLED WATER SERVICE AGREEMENT.

(AFFECTS UNDERLYING LAND)
7. SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., AS SURVEY NO. N-129907, DATED SEPTEMBER 13, 2016, DISCLOSES THE FOLLOWING:
 - A) ENCROACHMENT OF IRON GUARD RAILS (PIPE RAILINGS), OVER THE SOUTH LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - B) ENCROACHMENT OF OVERHEAD WOODEN PARKING SIGN OVER THE SOUTH LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - C) ENCROACHMENT OF OVERHEAD METAL PARKING SIGNS OVER THE SOUTH LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - D) ENCROACHMENT OF LOADING DOCK RAMP OVER THE NORTH LINE OF THE LAND ONTO LOWER WACKER DRIVE.
 - E) ENCROACHMENT OF CANVAS CANOPIES OVER WEST LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - F) ENCROACHMENT OF FIRE ESCAPE OVER SOUTH LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - G) ENCROACHMENT OF THE STEEL BUMPERS OVER THE SOUTH LINE OF THE LAND ONTO THE PUBLIC RIGHT-OF-WAY.
 - H) ENCROACHMENT OF THE COLUMN OVER THE NORTH LINE OF THE LAND ONTO THE PUBLIC RIGHT-OF-WAY BY APPROXIMATELY 0.03 FEET.

UNOFFICIAL COPY

I) ENCROACHMENT OF THE NORTHEAST CORNER OF THE 22 STORY SECTION OF THE BUILDING ON THE LAND, IS OVER THE NORTH LINE OF THE LAND, ONTO THE PUBLIC RIGHT-OF-WAY BY APPROXIMATELY 0.01 FEET AND OVER THE EAST LINE BY APPROXIMATELY 0.01 FEET.

J) ENCROACHMENT OF THE OVERHEAD METAL CANOPY OVER THE NORTH LINE OF THE LAND ONTO THE PUBLIC RIGHT-OF-WAY BY APPROXIMATELY 10.12 FEET.

8. TERMS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT OF ADJACENT PROPERTY OWNERS REGARDING SETBACKS AND EASEMENTS FOR LIGHT, AIR AND VIEW DATED OCTOBER 19, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629639026 MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC.

(AFFECTS EASEMENT PARCEL 2C)

9. TERMS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629839027 AND RE-RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629631087, MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY. TO MAINTAIN ANY PORTION OF THE BUILDING LOCATED ON THE LAND IN THE LASALLE WACKER SUBDIVISION 0824816018, WHICH ENCROACHES UPON THE PROPERTY EAST OF AND ADJOINING, INCLUDING THE EAST FOUNDATION WALL.

(AFFECTS EASEMENT PARCEL 2B)

10. EASEMENTS, COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER, RECORDED SEPTEMBER 4, 2008 AS DOCUMENT NO. 0824816012.

RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER MADE BY 221 N. LASALLE PARTNERS, LLC, DATED AS OF MAY 2009 AND RECORDED MAY 8, 2009 AS DOCUMENT NO. 0912845088.

AMENDMENT TO BY-LAWS OF THE ASSOCIATION CONTAINED IN CERTIFICATE RECORDED OCTOBER 15, 2013 AS DOCUMENT 1328844038.

SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR THE LASALLE WACKER MADE BY 221 N. LASALLE, LLC, DATED AS OF OCTOBER 9, 2014 AND RECORDED OCTOBER 31, 2014 AS DOCUMENT 1430445075.

UNOFFICIAL COPY

AMENDMENT TO BY-LAWS OF THE ASSOCIATION CONTAINED IN CERTIFICATE RECORDED DECEMBER 9, 2014 AS DOCUMENT 1434318070.

11. ANY AREAS BELOW LASALLE STREET DEPICTED ON PAGE 6 OF 49 (SUB BASEMENT LEVEL) OF THE LASALLE WACKER SUBDIVISION RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018: VAULTED AREA, STORAGE (BIKE ROOM) AND GENERATOR ROOM.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS