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This Instrument Prepared By
Nicholas J. Beard, Esq.
DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606

After Recording Return To:
Arnold Weinberg, Esq.
Much Shelist, P.C.
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

Send Subsequent Tax Bills to:
156 Jefferson LLC
c/o RDG Funds LLC
30 S. Wacker Drive Suite 1635
Chicago, Illinois 60606

[This space reserved for recording data.]

898614922 ALY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 19 day of December, 2017, by 156 NORTH JEFFERSON, LLC, a Delaware limited liability company (the "Grantor"), having an office at 1477 NW Everett Street, Portland, Oregon 97209, to 156 JEFFERSON LLC, a Delaware limited liability company (the "Grantee"), having an office at 30 S. Wacker Drive, Suite 1635, Chicago, Illinois 60606.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois commonly known as 156 N. Jefferson, Chicago, Illinois and legally described on Exhibit A attached hereto and made a part hereof together with the buildings, structures, fixtures, and other improvements located on said real estate and all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances (the "Property"), subject only to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Box 400



Doc# 1800204017 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2018 10:13 AM PG: 1 OF 5

S. Y
P. 5
\$ 10.00
\$ 10.00
INT

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TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it ***WILL WARRANT AND FOREVER DEFEND*** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions.

[REMAINDER OF PAGE LEFT BLANK; SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX



CHICAGO:

CTA:

TOTAL:

20-Dec-2017

39,000.00

15,600.00

54,600.00

17-09-322-013-0000 | 20171201670850 | 0-879-252-512

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

REAL ESTATE TRANSFER TAX



COUNTY:

ILLINOIS:

TOTAL:

20-Dec-2017

2,600.00

5,200.00

7,800.00

17-09-322-013-0000

| 20171201670850 | 0-478-753-824

UNOFFICIAL COPY**GRANTOR:**

156 NORTH JEFFERSON, LLC
a Delaware limited liability company

By: Jefferson Street Holding, LLC,
a Delaware limited liability company
Its: Sole Member

By: Gerding Edlen Fund Management III, LLC,
a Delaware limited liability company
Its: Manager

By: [Signature]
Kelly T. Saito, Manager

STATE OF ILLINOIS)
COUNTY OF COOK) ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kelly T. Saito, as manager of Gerding Edlen Fund Management III, LLC, a Delaware limited liability company, the manager of Jefferson Street Holding, LLC, a Delaware limited liability company, the sole member of 156 North Jefferson, LLC, a Delaware limited liability company (the "**Grantor**"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such MANAGER, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 15 day of December, 2017.

[Signature]
Notary Public: WENDY FLUDER



[Signature Page to Special Warranty Deed]

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Exhibit A to Special Warranty Deed

Legal Description

PARCEL 1:

THAT PART OF LOTS 5, 6 AND 8 AND THE NORTH 52.93 FEET OF LOT 7 TOGETHER WITH THE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 6 AND THE NORTH 52.93 FEET OF LOT 7 AND LYING WEST OF THE WEST LINE OF LOT 5 AND THE NORTH 52.93 FEET OF LOT 8, ALL IN BLOCK 26 IN ORIGINAL TOWNSHIP OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°03'18" WEST ALONG THE EAST LINE OF LOTS 5 AND 8 A DISTANCE OF 154.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89°07'27" WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 60.20 FEET; THENCE NORTH 00°01'40" WEST 154.57 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°06'57" EAST ALONG SAID NORTH LINE 60.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JANUARY 24, 2017 AND RECORDED FEBRUARY 3, 2017 AS DOCUMENT 1703404006, FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED APRIL 7, 2017 AS DOCUMENT 1703722059, SECOND AMENDMENT TO EASEMENT AGREEMENT RECORDED 1/2/18 AS DOCUMENT NUMBER 1800204016 MADE BY AND BETWEEN 156 NORTH JEFFERSON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 165 NORTH DESPLAINES, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTING AMONG OTHER THINGS, NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT APPURTENANT TO THE 156 PARCEL FOR ACCESS TO AND USE OF THE 156 LOADING DOCK, ALONG, THROUGH AND UNDER THE EASEMENT AREA AS DEFINED THEREIN.

PIN(s): 17-09-322-013-0000 – current PIN
17-09-322-018 - pin as of 2018 for 2017 tax bills.

*156 N. JEFFERSON ST.
CHICAGO, IL 60661*

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE TAX YEAR 2017, NOT YET DUE AND PAYABLE, AND SUBSEQUENT YEARS.
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. THERE IS NO TAX CURRENTLY DUE OR OWING.
3. ENCROACHMENT OF THE 3-STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PUBLIC PROPERTY EAST AND ADJOINING BY VARYING AMOUNTS BETWEEN 0.13 FEET AND 0.18 FEET.
4. ENCROACHMENT OF THE CORNICE OF THE BUILDING ON THE LAND ONTO PUBLIC PROPERTY EAST AND ADJOINING BY AN UNDISCLOSED AMOUNT AND OF THE COPING BY 0.29 FEET.
5. ENCROACHMENT OF THE BILLBOARD ATTACHED TO THE BUILDING ON THE LAND ONTO PUBLIC PROPERTY SOUTH AND ADJOINING BY 0.08 FEET.
6. EASEMENT AGREEMENT, DATED JANUARY 24, 2017 AND RECORDED FEBRUARY 3, 2017 AS DOCUMENT 1703404006, MADE BY AND BETWEEN 156 NORTH JEFFERSON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 165 NORTH DESPLAINES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED APRIL 7, 2017 AS DOCUMENT 1709722059, AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO EASEMENT AGREEMENT RECORDED 1/2/18 AS DOCUMENT NUMBER 1800204016.
7. APPLICABLE ZONING, BUILDING AND LAND USE LAWS.