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Prepared by:  
Polsinelli PC  
150 N. Riverside Plaza, Suite 3000  
Chicago, Illinois 60606

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AREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/26/2018 01:58 PM PG: 1 OF 6

After Recording return to:

Eric G. Greenfield, Esq.  
Polsinelli PC  
150 N. Riverside Plaza, Suite 3000  
Chicago, Illinois 60606

(For Recorder's Use Only)

**SPECIAL WARRANTY DEED**  
(Illinois)

This SPECIAL WARRANTY DEED is made this 23<sup>rd</sup> day of January, 2018, by FURNITURE L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("**Grantor**"), having an address of 126 W. Chicago Avenue, Chicago, IL 60654, to CA/POB SONU, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware ("**Grantee**"), having an address of 130 E. Randolph Street, Suite 2100, Chicago, IL 60601

**Grantor**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on Exhibit A attached hereto (the "**Property**").

*This conveyance is made and accepted subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "**Permitted Exceptions**").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

**[SIGNATURE PAGE FOLLOWS]**



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## EXHIBIT A

### LEGAL DESCRIPTION

#### **PARCEL 1:**

THAT PART OF LOTS 16 TO 25, BOTH INCLUSIVE, (EXCEPT THE NORTH 14.00 FEET OF THE EAST 31.08 FEET OF LOT 16); TOGETHER WITH THE WEST 9.50 FEET (EXCEPT THE NORTH 14.00 FEET THEREOF) OF THE NORTH-SOUTH VACATED ALLEY IN BLOCK 44 LYING EAST OF THE EAST LINE OF LOTS 16 TO 25, BOTH INCLUSIVE, AND LYING WEST OF THE WEST LINE OF LOTS 26 TO 35, BOTH INCLUSIVE, TOGETHER WITH THE WEST 145.22 FEET OF THE SOUTH 1/2 OF THE EAST-WEST VACATED ALLEY IN BLOCK 44, LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 15, BOTH INCLUSIVE, AND LYING NORTH OF THE NORTH LINE OF LOT 16 AND LOT 26 AND THE NORTH LINE OF LOT 16 PROLONGED EASTERLY TO THE NORTHWEST CORNER OF LOT 26, ALL IN BLOCK 44 IN JOHN YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 185.81 FEET OF THE VACATED NORTH 0.50 FEET OF WEST BLACKHAWK STREET SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 25 AND SAID LOT 35 AND THE SOUTH LINE OF LOT 25 PROLONGED EASTERLY TO THE SOUTHWEST CORNER OF LOT 35, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG THE WEST LINE THEREOF, 37.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, 157.11 FEET, THENCE SOUTH 89 DEGREES, 59 MINUTES 58 SECONDS EAST, ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF SAID TRACT 66.60 FEET THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, 157.15 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS WEST, 66.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

#### **PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR SONO WEST CONDOMINIUM DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 6, 2008 AS DOCUMENT NUMBER 0831145010 FOR THE PURPOSE OF (I) INGRESS AND EGRESS TO THE ROOF OF THE BUILDING OVER THE PARKING AREA AND FOR THE INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT SERVING THE LAND AND IMPROVEMENTS THEREON, (II) CONNECTING TO THE WEST WALL OF THE PARKING GARAGE (AS DEFINED THEREIN) IN CONNECTION WITH THE CONSTRUCTION AND FOR THE SUPPORT OF THE IMPROVEMENTS CONSTRUCTED ON THE LAND AND (III) ANY OTHER EASEMENTS OVER THE PORTIONS OF THE COMMON ELEMENTS (AS DEFINED THEREIN) REASONABLY REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE LAND, INCLUDING WITHOUT LIMITATION, EASEMENTS TO CONSTRUCT FOOTINGS FOR ANY BUILDING TO BE DEVELOPED ON THE LAND.

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## PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR SONO WEST CONDOMINIUM DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 6, 2008 AS DOCUMENT NUMBER 0831145010 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER FOLLOWING DESCRIBED LAND:


THE WEST 66.60 FEET OF THE NORTH 29.79 FEET OF LOT 16 AND THE WEST 66.60 FEET OF THE SOUTH 8 FEET OF THE VACATED EAST-WEST ALLEY LYING NORTH AND ADJOINING LOT 16, BOTH IN BLOCK 44 IN JOHN YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Index Number:

17-05-214-015-0000



Street Address:

1515-1521 N. Fremont, Chicago, Illinois

REAL ESTATE TRANSFER TAX		25-Jan-2018
	CHICAGO:	142,500.00
	CTA:	57,000.00
	TOTAL:	199,500.00 *

17-05-214-015-0000 | 20180101686177 | 0-986-083-872

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

REAL ESTATE TRANSFER TAX		25-Jan-2018
	COUNTY:	9,500.00
	ILLINOIS:	19,000.00
	TOTAL:	28,500.00

17-05-214-015-0000 | 20180101686177 | 2-059-825-696

EXHIBIT A

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. ANY EXCEPTION ARISING OUT OF ACTS OF THE GRANTEE OR ITS AGENTS, SUCCESSORS OR ASSIGNS.
2. ZONING AND SUBDIVISION ORDINANCES AND REGULATIONS AFFECTING THE LAND.
3. GENERAL REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEARS 2017, 2018 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
4. COVENANT MADE BY FURNITURE L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, RE MAINTENANCE AND REPAIR OF COMMON LINES ETC. RECORDED SEPTEMBER 12, 2007 AS DOCUMENT 0725503105.
5. TERMS, PROVISIONS AND CONDITIONS WHICH AFFECT THE LAND CONTAINED IN ABROGATION OF EASEMENTS AND RIGHTS DATED APRIL 12, 2012 AND RECORDED JUNE 17, 2012 AS DOCUMENT 1213833078, AND RE-RECORDED JANUARY 25, 2013 AS DOCUMENT NUMBER 1302528000 MADE BY AND BETWEEN SONO WEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FREMONT COMMERCIAL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FURNITURE L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, RELATING TO THE ABROGATION, TERMINATION EXTINGUISHMENT OF CERTAIN EASEMENTS AND RIGHTS CONTAINED IN THE SONO WEST DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 6, 2008 AS DOCUMENT 0831145010, AS AMENDED FROM TIME-TO-TIME.
6. RIGHTS OF TENANTS, AS TENANTS ONLY, PER THE KENT ROLL PROVIDED BY GRANTOR TO GRANTEE AT CLOSING, WITHOUT ANY RIGHT OF FIRST OFFER, FIRST REFUSAL OR OPTION TO PURCHASE ALL OF ANY PORTION OF THE LAND.
7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO CERTAIN EASEMENTS FOR THE BENEFIT OF THE LAND AS FOLLOWS:
  1. NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR SONO WEST CONDOMINIUM DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 6, 2008 AS DOCUMENT NUMBER 0831145010 FOR THE PURPOSE OF (I) INGRESS AND EGRESS TO THE ROOF OF THE BUILDING OVER THE PARKING AREA AND FOR THE INSTALLATION AND MAINTENANCE OF MECHANICAL EQUIPMENT SERVING THE LAND AND IMPROVEMENTS THEREON, (II) CONNECTING TO THE WEST WALL OF THE PARKING GARAGE (AS DEFINED THEREIN)

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IN CONNECTION WITH THE CONSTRUCTION AND FOR THE SUPPORT OF THE IMPROVEMENTS CONSTRUCTED ON THE LAND AND (III) ANY OTHER EASEMENTS OVER THE PORTIONS OF THE COMMON ELEMENTS (AS DEFINED THEREIN) REASONABLY REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE LAND, INCLUDING WITHOUT LIMITATION, EASEMENTS TO CONSTRUCT FOOTINGS FOR ANY BUILDING TO BE DEVELOPED ON THE LAND.

2. NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR SONO WEST CONDOMINIUM DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 6, 2008 AS DOCUMENT NUMBER 0831145010 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER FOLLOWING DESCRIBED LAND:

THE WEST 66.60 FEET OF THE NORTH 29.79 FEET OF LOT 16 AND THE WEST 66.60 FEET OF THE SOUTH 8 FEET OF THE VACATED EAST-WEST ALLEY LYING NORTH AND ADJOINING LOT 16, BOTH IN BLOCK 44 IN JOHN YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

**EXHIBIT B**