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Doc#: 1802915037 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2018 09:52 AM Pg: 1 of 4

This instrument was prepared by:

Anne Garr, Esq.
Freeborn & Peters LLP
311 S. Wacker Dr., Suite 3000
Chicago, IL 60606

Dec ID 20180101686902
ST/CO Stamp 0-714-199-584 ST Tax \$15,250.00 CO Tax \$7,625.00
City Stamp 1-539-111-968

AFTER RECORDING RETURN TO:

Ari M. Tenzer, Esq.
Tenzer PLLC
1001 Brickell Bay Drive, Suite 1812
Miami, Florida 33131

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made as of January 17, 2018, by 854 West Randolph, LLC, a Delaware limited liability company, with an address at 2001 North Halsted Street, Suite 304, Chicago, Illinois 60614 ("Grantor"), to and in favor of NHC LLC, a Florida limited liability company, with an address at 55 Miracle Mile, Suite 200, Miami, Florida 33134 ("Grantee").

WITNESSETH, Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to that certain real estate and improvements situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with all and singular the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as above described, unto Grantee, its successors and assigns forever, SUBJECT TO matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its successors and assigns, 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; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, and through no other.

[Signature page follows]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year first above written.

GRANTOR:

854 WEST RANDOLPH, LLC,
a Delaware limited liability company

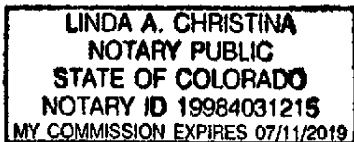
By: 854 West Randolph Manager, Inc.,
a Delaware corporation, its Manager

By: _____
Name: Mark Hunt
Title: President

STATE OF Colorado
COUNTY OF Pitkin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Hunt, as the President of 854 West Randolph Manager, Inc., being the Manager of 854 West Randolph, LLC, a Delaware limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and the voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of January, 2016.



Linda A. Christina
Notary Public

My Commission Expires: _____

MAIL SUBSEQUENT TAX BILLS TO:
NHC LLC
55 Miracle Mile, Suite 200
Miami, Florida 33134

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 IN EDMUND A. CUMMING'S SUBDIVISION OF LOTS 14 AND 15 (EXCEPT THE SOUTH 35.00 FEET OF EACH OF SAID LOTS TAKEN FOR WIDENING WEST RANDOLPH STREET) IN BLOCK 35 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 13 (EXCEPT THE EAST 10.00 FEET THEREOF AND ALSO EXCEPT THE SOUTH 10.00 FEET OF THE EAST 45 FEET 2-5/8 INCHES THEREOF) IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

THE EAST-WEST 10 FOOT ALLEY VACATED BY ORDINANCE PASSED APRIL 14, 2010 AND RECORDED JULY 15, 2010 AS DOCUMENT NO. 1019618076 DESCRIBED AS FOLLOWS: THE SOUTH 10.00 FEET OF THE WEST 20.01 FEET OF THE EAST 45 FEET 2-5/8 INCHES (45.22 FEET) OF LOT 13 IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Commonly known as: 846-854 W. Randolph Street, Chicago, Illinois 60607


PIN: 17-08-433-008-0000 and 17-08-433-007-0000

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EXHIBIT B PERMITTED ENCUMBRANCES

1. General real estate taxes for the year 2017 and subsequent years, not now due or payable.
2. Terms, provisions and conditions contained in Lease by and between 854 West Randolph LLC, Lessor, and Nobu Chicago Restaurant, LLC, Lessee, dated March 7, 2014 as disclosed by a Memorandum of Restaurant Lease Agreement recorded May 21, 2014 as document 1414118053, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee. Note: Said Lease provides for an initial term of fifteen (15) years. Note: Said Lease is silent as to any extension or renewal terms.
3. Party wall agreement dated January 29, 1908 and recorded February 13, 1908 as document 4160083 made by Alexander Friend and Nathan Friend with Edmund A. Cummings for property wall on the dividing land between lots 15 and 16 in block 35. (affects the East line of Parcel 1 and other property)
4. Lien Claim in the amount of \$41,713.00 plus interest and costs, recorded November 21, 2017 as Document 1732508034, made by Hayward Baker, Inc. and against 854 W. Randolph, LLC et al.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

REAL ESTATE TRANSFER TAX		23-Jan-2018
	COUNTY:	7,625.00
	ILLINOIS:	15,250.00
	TOTAL:	22,875.00
17-08-433-008-0000 20180101686902 1-714-199-584		

REAL ESTATE TRANSFER TAX		23-Jan-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-08-433-008-0000 20180101686902 1-539-111-968		
* Total does not include any applicable penalty or interest due.		