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Mark G. Henning, Esq.
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Chicago, IL 60654



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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2018 10:09 AM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made this 29th day of January, 2018, between SRI-ASW GREEN OWNER LLC, a Delaware limited liability company (f/k/a Hitchcock Development LLC) ("**Grantor**"), whose legal address is c/o Shorenstein Properties LLC, 850 Third Avenue, Suite 1700, New York, New York 10022, to PEA GREEN OWNER, LLC, a Delaware limited liability company ("**Grantee**"), whose legal address is c/o CBRE, Inc., 20 N. Michigan Avenue, Suite 400, Chicago, Illinois 60602:

WITNESSETH, that Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City of Chicago, County of Cook and State of Illinois, described as follows:

See Exhibit A attached hereto

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or rights to use easements relating to the Property, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page Follows]

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EXHIBIT A TO SPECIAL WARRANTY DEED

PARCEL 1:

LOTS 12, 13 AND 16 IN NORTON'S SUBDIVISION OF LOTS 1 TO 9 INCLUSIVE IN BLOCK 20 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 11 IN BLOCK 20 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST HALF OF ALL OF THE NORTH AND SOUTH ALLEY AS VACATED BY ORDINANCE RECORDED APRIL 23, 1985 AS DOCUMENT 27521556 IN BLOCK 20 IN CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 17-08-425-006
17-08-425-007

Commonly Known As: 210-212 North Green Street, Chicago, Illinois 60607
214-220 North Green Street, Chicago, Illinois 60607

PREPARED BY:
KATTEN MUCHIN ROSENMAN LLP
525 W MONROE STREET
CHICAGO, IL 60661

MAIL TAX BILL TO:
PEA GREEN OWNER, LLC
20 N MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60602

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EXHIBIT B TO SPECIAL WARRANTY DEED

1. Lease made by SRI-ASW Green Owner LLC (f/k/a Hitchcock Development LLC) to WW 210 N Green LLC dated July 23, 2013, a memorandum of which was recorded August 30, 2013 as document no. 1324244069, demising the land for term of 15 years with two optional renewal periods of five year each, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Amended and Restated Memorandum of Lease recorded February 13, 2015 as document no. 1504404078.

2. Terms, condition, and restriction of Zoning Rights Agreement entered into by and between 219 Partners LLC, SRI-ASW Green Owners LLC and SRI-ASW Peoria Owner LLC recorded June 17, 2016 as document no. 1616929099.
3. All restrictions affecting land designated as a Chicago Landmark, notice of which was recorded July 5, 2017 as document no. 1718629030 and 1718629033.
4. Reservation by City of Chicago for the benefit of the Illinois Bell Telephone Company, its successors and assigned, or an easement to operate, maintain, construct, replace and renew overhead poles, wires and associate equipment and underground conduit, cables and associated services under, over and along the alley as therein vacated, together with right of ingress and egress, as contained in the vacating ordinance approved April 12, 1985, a copy of which was recorded April 23, 1985 as document 27521556.

Permitted Easement Encroachment executed by the Illinois Bell Telephone Company, dated August 25, 1992 and recorded September 8, 1992 as document 92665399.

5. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to the vacated alley.

Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities.