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Prepared by:

Perkins Coie LLP
131 S. Dearborn Street
Suite 1700
Chicago, Illinois 60603
Attention: Daniel G.M. Marre

After recording mail to:
Haynes and Boone, LLP
30 Rockefeller Plaza, 26th Floor
New York, NY 10112
Attention: Bradford Lavender, Esq.

Send future tax bills to:
ECI Chicago Center, LLC
c/o Edge Principal Advisors, LLC
1700 Broadway, 37th Floor
New York, NY 10019



Doc# 1809634077 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/06/2018 02:34 PM PG: 1 OF 5

(Space Above For Recorder's Use Only)

SPECIAL WARRANTY DEED

OPTIMA CENTER CHICAGO LLC, a Delaware limited liability company, formerly known as Optima Center Chicago, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **ECI CHICAGO CENTER, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is c/o Edge Principal Advisors, LLC, 1700 Broadway, 37th Floor, New York, New York 10019, the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel in Cook County, Illinois and legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon and all right, title and interest, if any, that Grantor may have in and to all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances on such parcel or in any way belonging or appertaining to such parcel, whether or not situated upon or in the such parcel, all right, title and interest, if any, of the owner of such parcel in and to any and all strips and gores of land located on or adjacent to such parcel, and all right, title and interest of the owner of such parcel in and to any roads, streets and ways, public or private, open or proposed, in front of or adjoining all or any part of such parcel and serving such parcel (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to those covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook County, Illinois listed on **Exhibit B**, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

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TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

[no further text on this page; signature page follows immediately]

Property of Cook County Clerk's Office

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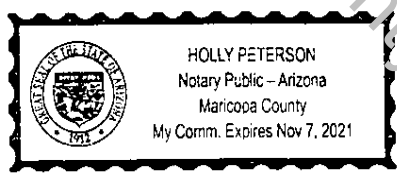
IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 07th day of April, 2018.

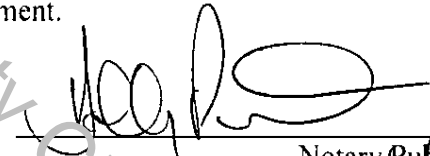
OPTIMA CENTER CHICAGO LLC,
a Delaware limited liability company

By: 
David C. Hovey, President

STATE OF AZ §
 § ss.
COUNTY OF Maricopa §

On the 4 day of April, 2018, before me, the undersigned, a notary public in and for said State, personally appeared David C. Hovey, the President of **OPTIMA CENTER CHICAGO LLC**, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that, by his/her/their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.




Notary Public
My Commission Expires: 11/7/21

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EXHIBIT A

THAT PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CITYFRONT CENTER, RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320, SAID PART OF BLOCK 1 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 1, SAID SOUTHWEST CORNER BEING ALSO THE INTERSECTION OF THE NORTH LINE OF EAST ILLINOIS STREET AND THE EAST LINE OF NORTH ST. CLAIR STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 1 A DISTANCE OF 150.16 FEET TO A POINT; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 99.95 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE PUBLIC ALLEY, 18.00 FEET WIDE, AS DELINEATED ON SAID PLAT OF CITYFRONT CENTER, WHICH POINT OF INTERSECTION IS 150.00 FEET, AS MEASURED ALONG SAID SOUTH LINE, EAST OF THE EAST LINE OF ST. CLAIR STREET; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 150.00 FEET TO SAID EAST LINE OF ST. CLAIR STREET; THENCE SOUTH ALONG SAID EAST LINE, BEING ALSO THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 99.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART OF SAID BLOCK 1 DEDICATED FOR EAST ILLINOIS STREET, AS SHOWN ON SAID PLAT OF CITYFRONT CENTER, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 30.00 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 65.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF SAID PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 1 WHICH IS 150.16 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 25.67 FEET TO AN INTERSECTION WITH THE CURVILINEAR NORTHERLY LINE OF EAST ILLINOIS STREET AS DESCRIBED; THENCE WESTWARDLY ALONG SAID CURVILINEAR LINE, CONVEX TO THE NORTH AND HAVING A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 17.98 FEET TO AN INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF BLOCK 1, SAID PERPENDICULAR LINE FORMING THE WESTERLY LINE OF SAID PART OF EAST ILLINOIS STREET AS DEDICATED; THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 13.01 FEET TO SAID SOUTH LINE OF EAST ILLINOIS STREET; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 12.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 200 East Illinois Street
Chicago, Illinois 60611

P.I.N.: 17-10-212-036-0000

REAL ESTATE TRANSFER TAX

06-Apr-2018



COUNTY:	77,500.00
ILLINOIS:	155,000.00
TOTAL:	232,500.00

17-10-212-036-0000

| 20180401635475 | 1-289-511-200

REAL ESTATE TRANSFER TAX

06-Apr-2018



CHICAGO:	1,162,500.00
CTA:	465,000.00
TOTAL:	1,627,500.00 *

17-10-212-036-0000 | 20180401635475 | 1-362-332-192

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

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EXHIBIT B

1. General real estate taxes for the 2017 final installment, year 2018 and subsequent years, a lien not yet due and payable.
2. Declaration of Covenants, Conditions, Restrictions and Easements for Cityfront Center West recorded April 30, 1992 as document 92296750 and amended by First Amendment recorded October 24, 1996 as document 96813611, relating to among other matters, esplanade, building sites, public improvements and lien assessments.

First Amendment to Grant of Easement and Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easement for Cityfront Center West recorded March 9, 2016 as document 1606922054.

3. Declaration of Zoning Rights recorded October 6, 2008 as document 0828031098, and the terms, provisions and conditions contained therein.