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Prepared by and return to:

Seyfarth Shaw LLP
233 S. Wacker Drive, Suite 8000
Chicago, Illinois 60606-6448
Attn: Alvin L. Kruse

Doc# 1815619107 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2018 02:24 PM PG: 1 OF 4

Mail tax bills to:
Redden's Switchback LLC
c/o Newcastle Limited LLC
150 North Michigan Avenue
Suite 150
Chicago, Illinois 60601

①

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 4th day of June, 2018, by **2 W DELAWARE RETAIL, LLC**, a Delaware limited liability company, having an address of c/o Crescent Heights, 2200 Biscayne Blvd., Miami FL 33137, party of the first part, and **REDDEN'S SWITCHBACK LLC**, an Illinois limited liability company, having an address of 150 North Michigan Avenue, Suite 3610, Chicago, Illinois 60601, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their successors and assigns, that it WILL WARRANT AND FOREVER DEFEND the title to said premises against the lawful claims of all persons claiming by, through or under it but not further or otherwise, subject to: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Index Number: 17-04-435-033-0000

REAL ESTATE TRANSFER TAX

05-Jun-2018

| | | | |
|--------------------|--|--------------------------------|-----------|
| | | COUNTY: | 5,790.00 |
| | | ILLINOIS: | 11,580.00 |
| | | TOTAL: | 17,370.00 |
| 17-04-435-033-0000 | | 20180601688447 1-391-476-000 | |

REAL ESTATE TRANSFER TAX

05-Jun-2018



| | |
|----------|--------------|
| CHICAGO: | 86,850.00 |
| CTA: | 34,740.00 |
| TOTAL: | 121,590.00 * |

17-04-435-033-0000 | 20180601688447 | 2-073-791-776

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

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Exhibit A to Special Warranty Deed

Legal Description of the Property

LOT 2 IN WALTON ON THE PARK SOUTH SUBDIVISION RECORDED JULY 27, 2010 AS DOCUMENT NUMBER 1020834063, A RESUBDIVISION OF LOT 5 OF WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 0825418053, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4 AND IN THE SOUTH FRACTIONAL 1/2 OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: a portion of the first floor of 2 West Delaware Place, Chicago, Illinois

Property of Cook County Clerk's Office

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Rights of the following tenants, as tenants only, under unrecorded leases without option to purchase, right of first refusal, right of first offer or other right to purchase.
 - a. At World Properties, LLC
 - b. Luxottica Retail North America, Inc.
 - c. JPMorgan Chase Bank, National Association.
2. General and special taxes and assessments for tax year 2017, Second Installment, and full tax year 2018, a lien, but not yet due and payable.
3. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document No. 91375841 and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
4. Covenant recorded September 24, 2008 as Document No. 0826822097.
5. Grant of Easements: Access over Walton on the Park South recorded March 19, 2009 as Document No. 0907822025.
6. Grant of Easements: temporary construction easements and Easements for permanent encroachments recorded March 19, 2009 as Document No. 0907822026.
7. Declaration of reserved rights over the Mansion Parcels recorded March 19, 2009 as Document No. 0907822029.
8. Declaration of Easements for mutual encroachments and maintenance of facilities: Walton Mansions and Walton South recorded March 19, 2009 as Document No. 0907822030.
9. Certificate of completion of preservation work recorded January 14, 2010 as Document No. 1001410033.
10. Terms, provisions, covenants, conditions, restrictions and easements set forth in Declaration recorded May 27, 2010 as document number 1014716028, as amended by Amendment to Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement Agreement dated as of March 10, 2016 and recorded March 14, 2016 as Document No. 1607444025.
11. Easements and rights contained in Declaration recorded May 11, 2010 as Document No. 1013118085 and the terms and conditions thereof, as amended by First Amendment recorded April 30, 2015 as Document No. 1512041141 and Second Amendment recorded November 20, 2017 as Document No. 1732429055.
12. Rights and easements established by Easement Agreement recorded May 13, 2010 as Document No. 1013118086.
13. Building lines, covenants, conditions and restrictions and easements as contained in Plat of Subdivision recorded July 27, 2010 as Document No. 1020834063.