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1822045049D

Doc# 1822045049 Fee \$52.00

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

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2018 03:14 PM PG: 1 OF 8

**PREPARED BY AND
AFTER RECORDING
RETURN TO:**

Kirton | McConkie
50 East South Temple, 4th Floor
Salt Lake City, Utah 84111
Attention: Eric B. Robinson (Eng)

CCTI (CCHZ1800758LL)
10/13, CSTASKO

Special Warranty Deed

1001 South State Street (Chicago) Owner, LLC, a Delaware 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 Chicago Industrial Investments, LLC, a Delaware limited liability company (“**Grantee**”), whose mailing address is c/o Property Reserve, Inc., 51 South Main Street, Suite 301, Salt Lake city, Utah 84111, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor’s right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor’s estate, right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the “**Real Property**”).

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the “**Permitted Exceptions**”).


TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever

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lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.



This is not homestead property.

[Signature page follows.]

REAL ESTATE TRANSFER TAX		08-Aug-2018
	CHICAGO:	1,312,500.00
	CTA:	525,000.00
	TOTAL:	1,837,500.00 *

17-15-306-038-0000 | 20180801649858 | 1-418-080-032

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

REAL ESTATE TRANSFER TAX		08-Aug-2018
		COUNTY: 87,500.00
		ILLINOIS: 175,000.00
		TOTAL: 262,500.00

17-15-306-038-0000 | 20180801649858 | 0-285-486-880

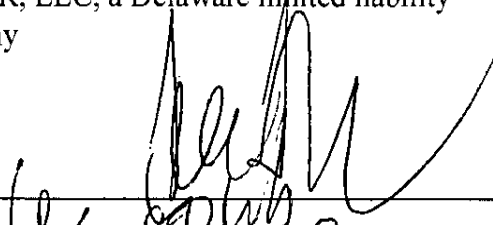
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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date of the acknowledgement set forth below, to be effective on the 7th day of August, 2018.

GRANTOR:

1001 SOUTH STATE STREET (CHICAGO)
OWNER, LLC, a Delaware limited liability
company

By: 
Name: Lee Golub
Its: 309

SEND SUBSEQUENT TAX BILLS TO:

GOLUB REALTY SERVICES LLC
c/o Golub & Company
625 North Michigan Avenue, Suite 2000
Chicago, Illinois 60611-3110
Attn: Lee Golub

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STATE OF ILLINOIS)
)
COUNTY OF Cook) ss.

I, Karla Walls, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lee Lub appeared before me this day in person and acknowledged that he/she signed and sealed the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of Aug., 2018.

Karla Walls
Notary Public

My commission expires: 2/6/21



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Exhibit A

Legal Description

PARCEL 1A:

THE EAST 1/2 (EXCEPT THE EAST 26 FEET AND EXCEPT THE WEST 30 FEET THEREOF) OF SUB LOT 1 OF LOT 2 IN BLOCK 19 OF CANAL TRUSTEES' SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

THE EAST 92 FEET (EXCEPT THE EAST 26 FEET THEREOF AND EXCEPT THE WEST 40 FEET THEREOF) OF THE NORTH 1/2 OF SUB LOT 2 OF LOT 2 IN BLOCK 19 OF CANAL TRUSTEES' SUBDIVISION LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 26 FEET OF SUB-LOT 1 IN LOT 2 AND THE NORTH 1/2 OF THE EAST 26 FEET OF SUB-LOT 2 IN LOT 2 IN BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

THE WEST 112-1/2 FEET OF SUB-LOT 1 IN LOT 2 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING OF STATE STREET) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

SUB-LOT 2 OF THE CANAL TRUSTEES' SUBDIVISION OF LOT 2 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 20 FEET OF THE EAST 52 FEET AND EXCEPT THAT PART TAKEN FOR WIDENING OF STATE STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 3C:

SUB-LOT 1 OF THE CANAL TRUSTEES' SUBDIVISION LOT 3 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPTING THEREFROM THE

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WEST 27 FEET THEREOF) IN SECTION 15, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 1/2 OF SUB-LOT 2 OF LOT 3, THE SOUTH 1/2 OF SUB-LOT 2 OF LOT 3 AND THE NORTH 1/2 OF SUB-LOT 1 OF LOT 6, (ALL EXCEPTING THE WEST 27 FEET MORE OR LESS, TAKEN FOR WIDENING OF STATE STREET, AND EXCEPTING THAT PORTION OF SAID PREMISES TAKEN OFF THE REAR FOR ALLEY) ALL IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTIONS 15, 16 AND 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 1/2 OF LOT 1 (EXCEPT THAT PART THEREOF TAKEN FOR STREET) OF THE CANAL TRUSTEES' SUBDIVISION OF LOT 6 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

SUB-LOT 2 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING STATE STREET) OF LOT 6 IN BLOCK 19 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

SUB-LOT 1 OF LOT 7 IN BLOCK 19 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR THE WIDENING OF STATE STREET) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

17-15-306-010-0000

AFFECTS PART OF PARCEL 4.

17-15-306-011-0000

AFFECTS PARCEL 5.

17-15-306-012-0000

AFFECTS PART OF PARCEL 6.

17-15-306-013-0000

AFFECTS PART OF PARCEL 6.

17-15-306-014-0000

AFFECTS PARCEL 7.

17-15-306-030-0000

AFFECTS PART OF PARCEL 4.

17-15-306-031-0000

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AFFECTS PART OF PARCEL 4.

17-15-306-038-0000

AFFECTS PARCELS 1A, 1B, 2, 3A, 3B AND 3C.

ADDRESS:

1-15 E. 9TH STREET & 901-1007 S. STATE STREET, CHICAGO, ILLINOIS 60605

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

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Exhibit B

Permitted Exceptions

1. TAXES FOR THE YEAR 2018, WHICH ARE NOT YET DUE OR PAYABLE.
2. EXISTING RETAIL AND SHORT-TERM RESIDENTIAL WRITTEN, UNRECORDED LEASES AFFECTING THE PROPERTY AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA NO. 12 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
4. PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ABOVE GROUND AND UNDERGROUND COLUMN SUPPORTS AND PIERS AND AERIAL SIGNAL PLATFORMS OVER, UNDER, UPON AND ACROSS PART OF THE LAND AS CREATED BY GRANT OF EASEMENT DATED JUNE 26, 2013 AND RECORDED AUGUST 2, 2013 AS DOCUMENT 1321439084 MADE BY NINTH ST. INVESTORS, LLC TO THE CHICAGO TRANSIT AUTHORITY, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(AFFECTS THAT PART OF THE EAST 10 FEET LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +59.00 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF -106.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, OF PARCELS 2, 3B, 3C, 4, 5, 6 AND 7, TAKEN AS A TRACT)

5. RIGHTS OF PUBLIC OF QUASI-PUBLIC UTILITIES TO USE AND MAINTAIN EXISTING FACILITIES ON THE LAND, INCLUDING MANHOLES, CATCH BASINS, AND UNDERGROUND STORAGE, AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN, ORDER NO. 2017-24742-001, DATED NOVEMBER 27, 2017.
6. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED DECEMBER 28, 2016 AS DOCUMENT 1636318096.
7. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR STREETS, ALLEYS, ROADS AND HIGHWAYS, IF ANY.