

# UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

Michael A. Feldman, Esq.  
Greenberg Traurig, LLP  
77 W. Wacker Drive, Suite 3100  
Chicago, Illinois 60601



Doc# 1829806158 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2018 11:40 AM PG: 1 OF 5

UPON RECORDING RETURN  
TO AND SEND TAX BILLS TO:

Myles McGuire  
Wacker Properties, LLC  
55 West Wacker Drive, Suite 900  
Chicago, Illinois 60601

NCS 92358)  
1/3 (H

The above space for recorders use only

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of October 23, 2018, by **USPUA CORP.**, a Delaware corporation, having an address at 396 Alhambra Circle, Suite 900, Coral Gables, Florida 33134 ("Grantor"), in favor of **WACKER PROPERTIES, LLC**, a Delaware limited liability company, having an address at 55 West Wacker Drive, Suite 900, Chicago, Illinois 60601 ("Grantee").

### WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, in and to the following described real property (the "**Property**") in Cook County, Illinois:

See Exhibit "A" attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the rights, privileges, easements, rights of way, tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.



TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.


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This conveyance is made subject to those matters described on Exhibit "B" attached hereto and to (i) any exception arising out of an act of Grantee or its representatives, agents, employees or independent contractors, (ii) zoning and subdivision ordinances and regulations, (iii) real estate taxes and assessments not yet due and payable, (iv) liens or claims of lien for work or materials performed or supplied by or on behalf of tenants under the leases affecting the Property, and (v) the rights of tenants under the leases affecting the Property.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Property is free from all encumbrances done or suffered by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX		25-Oct-2018
	COUNTY:	1,475.00
	ILLINOIS:	2,950.00
	<b>TOTAL:</b>	<b>4,425.00</b>
17-09-423-027-0000   20181001699324   1-760-184-096		

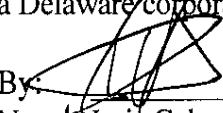
REAL ESTATE TRANSFER TAX		25-Oct-2018
	CHICAGO:	22,125.00
	CTA:	8,850.00
	<b>TOTAL:</b>	<b>30,975.00 *</b>
17-09-423-027-0000   20181001699324   0-701-582-496		

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

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IN WITNESS WHEREOF, Grantor has executed this deed the day and year first above-written.

USPUA CORP.,  
a Delaware corporation

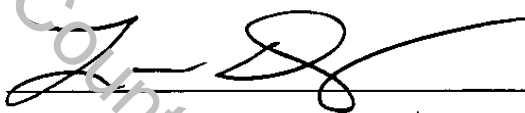
By:   
Name: Luis Calvo  
Title: President

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 16<sup>m</sup> day of October, 2018, by Luis Calvo, as President of USPUA CORP., a Delaware corporation, on behalf of the corporation. He is ~~personally~~ known to me or has produced \_\_\_\_\_ as identification.



  
Print Name: Laura DeGER  
(Notary Public)

My Commission Expires: 5/10/20

(AFFIX NOTARY SEAL)

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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOTS P11, 9D, 9E, 9F, 9G, 9H, 9J, 9K, 9L, 9M, 9N, 9P, AND 9Q IN THE 55 WEST WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 17 IN THE EAST PART OF THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403102, IN COOK COUNTY, ILLINOIS.

Address of Property: 55 West Wacker Drive, Suite 900, Chicago, Illinois 60601

Permanent Index No.: 17-09-423-183-0000

17-09-423-184-0000

17-09-423-185-0000

17-09-423-186-0000

17-09-423-187-0000

17-09-423-188-0000

17-09-423-189-0000

17-09-423-190-0000

17-09-423-191-0000

17-09-423-192-0000

17-09-423-193-0000

17-09-423-194-0000

17-09-423-027-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, now shown by Public Records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the Property pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
6. General real estate taxes for the year 2018 and subsequent years, which are not yet due and payable.
7. Encroachment of the one story concrete block structures located mainly on the land onto the property West and adjoining by approximately 4.05 feet and 4.13 feet.
8. Terms, conditions, provisions, restrictions and easements contained in Declaration of Covenants, Restrictions and Easements for 55 West Wacker Drive, made by 55 Chicago Partners, LLC, recorded December 10, 2007 as document 0734403103.  
Certificate recorded October 15, 2013 as document 1328844037.  
Amended and Restated Declaration of Covenants, Restrictions and Easements for 55 West Wacker Drive, recorded October 12, 2016 as document 1628629066.  
Certificate recorded October 13, 2016 as document 1628729043.  
Certificate recorded October 13, 2016 as document 1628729044.  
Assignment of Declarant Rights recorded October 14, 2016 as document 1628845089.
9. Terms, conditions, provisions, limitations and easements of the document creating the easements described in Schedule A recorded as document 91092145, together with the rights of the adjoining owners in and to the concurrent use of said easement. Note: Memorandum of completion recorded January 26, 1995 as document 95047495.