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This Instrument prepared by:

Greg L. Cecil, Esq. Levenfeld Pearlstein, LLC 2 North LaSalle Street Suite 1300 Chicago, Illinois 60602

After Recoding Return to:

DLA Piper LLP (US) 1251 Avenus of the Americas, 27th Floor New York, New York 10020 Attn: Martin D. Polevoy

Mail Tax Statements to:

CCHT14017032D

CR-Chicago 125 South Clark Street LLC c/o DLA Piper LLP (US)
1251 Avenue of the Americas, 27th Floor New York, New York 10020-1104
Attn: Martin D. Polevoy

1832018956D

Doc# 1832018056 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2018 01:58 PM PG: 1 OF 4

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THE GRANTOR, 125 S. CLARK (CHICAGO) SPF, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Blue Star Properties, Inc., 630 West Van Buren, Suite 1000, Chicago, Illinois 60607, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SE'LS to CR-CHICAGO 125 SOUTH CLARK STREET LLC, a New York limited liability company ("Grantee"), whose address is c/o DLA Piper LLP (US), 1251 Avenue of the Americas, New York, New York 10020, Attn: Martin D. Polevoy, all interest in the land situated in the County of Cook and the State of Krinois described on Exhibit A attached hereto and made a part hereof (the "Land") together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to such Land (all of the foregoing being hereinafter collectively called the "Property").

The Grantor will warrant and defend the Property described above against all persons lawfully claiming by, through or under Grantor, but not otherwise, subject however to the matters set forth on Exhibit B attached hereto and made a part hereof (such matters, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise subject however to the Permitted Exceptions.

PINs and Common Address(es): See Exhibit A

[Signatures begin on next page]

RV

Bex 400

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the <u>j4</u> † day of November, 2018

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125 S. CLARK (CHICAGO) SPE, LLC,

a Delaware limited liability company

By: Victor F. Michel
Its: Authorized Signatory

STATE OF ILLINGS

SS.

COUNTY OF COOK

1, August Notary Public in and for said County, in the State aforesaid, do hereby certify that Victor F. Michel, the Authorized Signatory of 125 S. CLARK (CHICAGO) SPE, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged has he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free ard voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this

day of November, 2018.

Notary Public

My Commission Expires: 10/10 24th 20

"GIFICH SEAT-NOW F LIVE SEE OF MAIL NOW F LIVE SEE OF MICE My Conscious are less 17-24-200

(Seal

| COUNTY: 98,300.00 | ILLINOIS: 196,600.00 | TOTAL: 294,900.00 | 17-16-212-018-0000 | 20181101628879 | 0-430-477-984

REAL ESTATE TRA	15-Nov-2018	
REAL ESTATE TO	CHICAGO:	1,474,500.00
	CTA:	589,800.00
	TOTAL:	2,064,300.00
		1-612-563-104

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 1/2 OF LOT 7, EXCEPT THE NORTH 9 FEET THEREOF TAKEN FOR ALLEY; THE WEST 1/2 OF LOT 7, EXCEPT THE NORTH 9 FEET THEREOF TAKEN FOR ALLEY; THE SOUTH 87 FEET OF LOT 8; THE NORTH 40 FEET OF THE SOUTH 2/3 OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT: LOT 8, EXCEPT THE NORTH 9 FEET THEREOF TAKEN FOR ALLEY, ALL IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16; TO WNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE NORTH 1/3 OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT: LOT 8, EXCEPT THE NORTH 9 FEET THE PLOF TAKEN FOR ALLEY, IN BLOCK 120, IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

PARCEL 1 AND PARCEL 2 MAY ALSO BE DESCRIBED AS FOLLOWS:

LOT 7, EXCEPT THE NORTH 9.00 FEET THEREOF TAKEN FOR ALLEY, AND LOT 8, EXCEPT THE NORTH 9.00 FEET THEREOF TAKEN FOR ALLEY, ALL IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1 AND PARCEL 2 MAY ALSO BE DESCRIBED AS FOLLOWS:

LOTS 13, 14, 15, 16, 17 AND 18 IN COUNTY CLERK'S DIVISION OF BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 125 S. Clark Street, Chicago, Illinois 60603

PERMANENT INDEX NUMBERS: 17-16-212-016-0000; 17-16-212-017-0000;

and 17-16-212-018-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1. Taxes for the year 2018, not yet due or payable.
- 2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. Note: There are no additional taxes due or owing at this time.
- 3. Encroachment of the 4 foot cornices at the top of the first floor, over the South and West Lines of the ton 1 onto the public way, as disclosed by the survey made by Gremley & Biedermann, dated October 26, 2018, Order No. 2018-26038-001. (affects part of Parcel 1 and Parcel 2)
- 4. Encroachment of the 20 story brick and stone building located mainly on the Land onto the property East and adjoining by approximately 0.06 at the Northeast Corner, as shown on Plat of Survey by Gremley & Biedermann, dated October 26, 2018, Order No. 2018-26038-001.
- 5. Terms, provisions, and conditions relating to the easement contained in document 17098441. Rights of the adjoining owner or owners to the concurrent use of said easement.
- 6. Terms, provisions and conditions of Ordinance authorizing Designation of commercial National Bank Building as 125 S. Clark, as Chicago Landmark recorded June 29, 2017, as Document Number 1718016005.
- 7. Rights of tenants, as tenants only, with no options to purchase, rights of first refusal or rights of first offer.