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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

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

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 Avenue of the Americas, 27th Floor
New York, New York 10020
Attn: Martin D. Polevoy

Mail Tax Statements to:

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

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SPECIAL WARRANTY DEED

THE GRANTOR, 125 S. CLARK (CHICAGO), SPE, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Blue Star Properties, Inc., 600 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 SELLS 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 Illinois 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]

Box 400

Rv

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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, TOWNSHIP 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 THEREOF 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 land 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.