

# UNOFFICIAL COPY



\*1835845052\*

Doc# 1835845052 Fee \$48.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/24/2018 01:48 PM PG: 1 OF 6

**THIS DOCUMENT WAS  
PREPARED BY:**

Jones Day  
1420 Peachtree Street, N.E., Suite 800  
Atlanta, Georgia 30309  
Attention: Scott A. Specht, Esq.

**AFTER RECORDING  
RETURN TO:**

DLA Pipe, L.P (US)  
444 W. Lake Street, Suite 900  
Chicago, Illinois 60606  
Attention: David Glickstein, Esq.

(CCTF, CCHF 1802364 LZ)  
4 of 7, CSTASKO

[This space reserved for recording data.]

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (the "Deed"), is made as of this 21st day of December, 2018, by **GLL PROPERTIES 444 NORTH MICHIGAN, L.P.**, a Delaware limited partnership (the "Grantor"), having an office at 200 South Orange Avenue, Suite 1375, Orlando, Florida 32801, to **444 N. MICHIGAN AVE (CHICAGO) OWNER, LLC**, a Delaware limited liability company (the "Grantee"), having an address at 625 N. Michigan Avenue, Suite 2000, Chicago, Illinois 60611.

### WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook, and State of Illinois described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures and other improvements affixed to or located on said real estate together with all rights and appurtenances pertaining to such property including any right, title and interest of Grantor in and to adjacent streets, alleys or rights of way (the "**Property**"), subject to those matters described on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

**TO HAVE AND TO HOLD** the Property, with the rights and appurtenances subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantee, on behalf of itself and all future owners and occupants of the Property, hereby waives and releases Grantor from any claims for recovery of costs associated with conduct of any voluntary action or any remedial responses, corrective action or closure under any applicable federal, state or local environmental laws ("**Environmental Laws**"). For purposes of this

Sp

# UNOFFICIAL COPY

Agreement, the term "Environmental Laws" shall include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 *et seq.* and the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901 *et seq.*, as amended from time to time; and any similar federal, state and local laws and ordinances and the regulations and rules implementing such statutes, laws and ordinances.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise; except for claims arising under or by virtue of the Permitted Exceptions.

[Remainder of page blank.]

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS


# UNOFFICIAL COPY

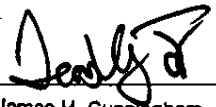
EXECUTED to be effective as of the 21<sup>st</sup> day of December, 2018.

**GRANTOR:**


**GLL PROPERTIES 444 NORTH MICHIGAN, L.P.**, a Delaware limited partnership

By: GLL Properties 444 North Michigan Corp.,  
a Delaware corporation,  
its general partner

By:   
Name: Christopher E. Oulet  
Title: Executive Vice President



By:   
Name: James H. Cunningham, Jr.  
Title: President and CFO

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		24-Dec-2018
	<b>CHICAGO:</b>	1,035,000.00
	<b>CTA:</b>	414,000.00
	<b>TOTAL:</b>	1,449,000.00 *

17-10-129-00-0000 | 20181201663127 | 0-627-890-848

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

REAL ESTATE TRANSFER TAX		24-Dec-2018
	<b>COUNTY:</b>	69,000.00
	<b>ILLINOIS:</b>	138,000.00
	<b>TOTAL:</b>	207,000.00

17-10-129-001-0000 | 20181201663127 | 0-284 500-856

# UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA

COUNTY OF Contra Costa ss.

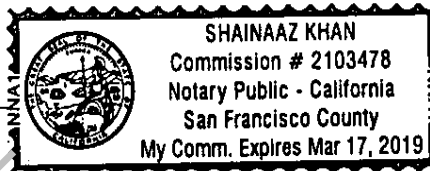
On December 17th 2018 before me, Shainaz Khan, Notary Public, personally appeared Christophe E. Quiret, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Shainaz Khan

My commission expires \_\_\_\_\_



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA

COUNTY OF Contra Costa ss.

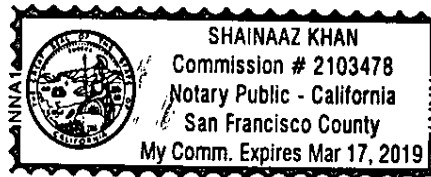
On December 17th 2018 before me, Shainaz Khan, Notary Public, personally appeared James H. Cunningham, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Shainaz Khan

My commission expires \_\_\_\_\_



[Signature Page – Special Warranty Deed]

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Lot 2 (except that part thereof conveyed, condemned or taken for street purposes) and all of Lot 3 in Block 10 in Kinzie's Addition to Chicago and also Lots 1 to 7, both inclusive in the subdivision of Lots 4, 5 and 6 all in Block 10 in Kinzie's Addition to Chicago in Section 10, Township 39 North Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Tax Parcel ID Nos.:

17-10-129-001-0000  
17-10-129-002-0000  
17-10-129-003-0000  
17-10-129-004-0000  
17-10-129-005-0000  
17-10-129-006-0000  
17-10-129-007-0000  
17-10-129-008-0000  
17-10-129-009-0000  
17-10-129-010-0000

#### Street Address:

444 North Michigan Avenue  
Chicago, Illinois 60611

COOK COUNTY  
RECORDER OF DEEDS

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

1. General real estate taxes for the year 2018 and subsequent years which are not yet due and payable.
2. Existing unrecorded leases, if any, and rights of parties in possession under unrecorded leases as tenants only.
3. Any facts, rights, interests or claims which may exist or arise by reason of the matters shown on ALTA/ACSM Plat of Survey prepared by Gremley and Bierdermann, Inc., as Job Number 2018-25991-001, dated October 18, 2018, and last revised December 18, 2018.
4. Terms, provisions and covenants and restrictions contained in an Ordinance for sanitary easement purposes to the Sanitary District of Chicago recorded July 2, 1975 as Document Number 23137161.

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS