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Doc# 1903245049 Fee \$48.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 03:12 PM PG: 1 OF 6

Prepared by:
Jeff Bates, Esq.
Winstead PC
401 Congress Avenue, Suite 200
Austin, Texas 78701

Reserved for Recorder's Office:

When recorded, return to:
Allen Matkins Leck Gamble Mallory & Natiso LLP
865 S. Figueroa Street, Suite 2800
Los Angeles, California 90066
Attn: David B. Stone, Esq.

8985932 1064

SPECIAL WARRANTY DEED

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

KNOW ALL MEN BY THESE PRESENTS:

THAT GREYHOUND LINES, INC., a Delaware corporation (the "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by ONI HALSTED STREET CHICAGO LLC, a Delaware limited liability company (the "**Grantee**"), subject to the provisions set forth herein, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain tract or tracts of land in Cook County, Illinois (the "**Land**"), described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to any improvements located thereon and any easements, interests, benefits, privileges, rights and appurtenances pertaining to such Land, (said Land, improvements, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record together with the matters described in Exhibit "B" attached hereto and incorporated herein by this reference, in each case to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Exceptions**").


CCRD REVIEW

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Grantee hereby agrees that the Property will not be used as a bus terminal nor for any use that supports a bus passenger business including but not limited to the sale of bus tickets or pick up or drop off of bus passengers. This restriction shall be a covenant and condition running with the land and shall be binding upon and enforceable against Grantee, and Grantee's heirs, executors, administrators, personal representatives, successors and assigns.



TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee's address is: 315 West 9th Street, Los Angeles, California 90015

REAL ESTATE TRANSFER TAX		31-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-315-007-0000 | 20190101686834 | 1-442-300-320

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

REAL ESTATE TRANSFER TAX		31-Jan-2019
	COUNTY:	19,000.00
	ILLINOIS:	38,000.00
	TOTAL:	57,000.00

17-04-315-007-0000 | 20190101686834 | 1-160-638-880

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EXECUTED to be effective as of the 31 day of January, 2019.

GRANTOR:

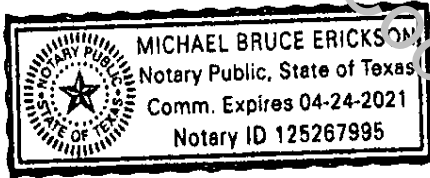
Approved as to form
By [Signature]
Attorney

GREYHOUND LINES, INC., a Delaware corporation

By: [Signature]
Name: David S. Leach
Title: President and CEO

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on this 25 day of January, 2019, by David S. Leach, President and CEO of GREYHOUND LINES, INC., a Delaware corporation, on behalf of said corporation.



[Signature]
Notary Public - State of Texas

After Recording Return To:

Allen Matkins Leck Gamble Mallory & Natsis LLP
865 S. Figueroa Street, Suite 2800
Los Angeles, California 90066
Attn: David B. Stone, Esq.

ATTACHMENTS:

- Exhibit A - Legal Description
- Exhibit B - Permitted Exceptions

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EXHIBIT A

LEGAL DESCRIPTION

Land located at 901 & 904 N. Halsted Street, Chicago, Cook County, Illinois and more particularly described as follows:

PARCEL 1:

LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 97, ALL OF BLOCK 98 AND THAT PART OF VACATED NORTH BRANCH WATER STREET LYING BETWEEN BLOCKS 97 AND 98, ALL IN ELSTON'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHWEST HALF OF LOT 11 IN BLOCK 81 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THAT PART OF LOT 11 AFORESAID, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF SAID LOT 11, AT A POINT EQUI-DISTANCE FROM THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF THE EAST HALF OF SAID LOT, RUNNING THENCE DUE WEST THROUGH THE CENTER OF SAID LOT 11, AND PARALLEL WITH THE SOUTH LINE OF THE EAST 1/2 THEREOF, TO A POINT 88 FEET 11 3/4 INCHES DIRECTLY WEST FROM THE EAST LINE, RUNNING THENCE FROM SAID MENTIONED POINT SOUTHWESTERLY THROUGH THE CENTER OF THE SOUTHWESTERLY 1/2 OF SAID LOT 11, AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE SOUTHWESTERLY 1/2 TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT MIDWAY BETWEEN AND EQUI-DISTANCE FROM THE SOUTHWESTERLY CORNER OF THE SOUTHWESTERLY 1/2 OF LOT 11 AND THE NORTHWESTERLY CORNER OF SAID SOUTHWESTERLY 1/2 OF SAID LOT 11, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THAT PORTION OF LOT 11 IN BLOCK 81 IN ELSTON'S ADDITION TO CHICAGO LYING SOUTH OF A LINE RUNNING THROUGH THE CENTER OF SAID LOT, SAID LINE BEING MORE PARTICULARLY LOCATED AND DESIGNATED AS FOLLOWS:

STARTING ON THE EASTERLY LINE OF SAID LOT 11 AT A POINT EQUAL DISTANT FROM THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF THE EAST 1/2 OF SAID LOT, RUNNING THENCE WEST THROUGH THE CENTER OF SAID LOT 11 AND PARALLEL WITH THE SOUTH LINE OF THE EAST 1/2 THEREOF TO A POINT 88 FEET 11 3/4 INCHES DIRECTLY WEST FROM SAID EAST LINE RUNNING THENCE FROM SAID MENTIONED POINT SOUTHWESTERLY THROUGH THE CENTER OF THE SOUTHWESTERLY 1/2 OF SAID LOT 11 AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID SOUTHWESTERLY 1/2 TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT MIDWAY BETWEEN AND EQUAL DISTANT FROM THE SOUTHEASTERLY CORNER OF THE SOUTHWESTERLY 1/2 OF SAID LOT 11 AND THE NORTHWESTERLY CORNER OF THE SAID SOUTHWESTERLY 1/2 OF SAID LOT 11 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

LOTS 12 AND 13 IN BLOCK 81 IN ELSTON'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Nos.:

- 17-04-315-007-0000
- 17-04-315-008-0000
- 17-04-328-006-0000
- 17-05-410-004-0000
- 17-05-410-005-0000
- 17-05-410-006-0000
- 17-05-410-007-0000
- 17-05-410-008-0000

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2019 NOT YET DUE AND PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841.
(AFFECTS PARCELS 1, 2, 3 AND 4)
3. RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, MUNICIPALITY, AND THE PUBLIC, IN AND TO THAT PART OF THE LAND BORDERING ON THE NORTH BRANCH CANAL AND THE NORTH BRANCH OF CHICAGO RIVER; ALSO RIGHTS OF THE PROPERTY OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID CANAL AND SAID RIVER.
(AFFECTS PARCEL 1)
4. GRANT OF EASEMENT DATED APRIL 10, 1953 AND RECORDED MAY 19, 1953 AS DOCUMENT 15621901 FROM HUGH C. MICHELS AND DAGMAR C. MICHELS, HIS WIFE AND THE GREYHOUND CORPORATION, CORPORATION OF DELAWARE, TO THE CITY OF CHICAGO, A MUNICIPAL FOR THE USE, OCCUPANCY, CONSTRUCTION, MAINTENANCE, INGRESS AND EGRESS AS MORE FULLY SET FORTH THEREIN.
(AFFECTS LOTS 16 TO 19 (EXCEPT THE NORTH 100 FEET OF SAID LOTS ALL OF BLOCK 98 AND VACATED STREET OF PARCEL 1)
5. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JANUARY 9, 1998 AS DOCUMENT 98022492.
(AFFECTS PARCELS 1, 2, 3 AND 4)
6. EASEMENT IN FAVOR OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO FORTUNNEL AND RESERVOIR SYSTEM RECORDED JULY 22, 1976 AS DOCUMENT 23569639.
(AFFECTS PART OF LOT 13 OF PARCEL 4)
7. MATTERS DISCLOSED BY THE PLAT OF SURVEY NUMBER 9705 PREPARED BY SPACECO INC., DATED JUNE 20, 2018:
 - a. ENCROACHMENT OF BUILDING LOCATED ON THE LAND ONTO NORTH HALSTED STREET TO AN EXTENT OF 0.33 FEET AND 0.32 FEET AS SHOWN ON PLAT OF SURVEY NO. 9705 BY SPACECO INC., DATED JUNE 20, 2018.
 - b. ENCROACHMENT OF CANOPY ONTO NORTH HALSTED STREET BY 2.5 FEET AND 2.4 FEET WEST AS SHOWN ON PLAT OF SURVEY NO. 9705 BY SPACECO INC., DATED JUNE 20, 2018.
 - c. ENCROACHMENT OF OVERHANG ONTO NORTH HALSTED STREET BY 1.2 FEET WEST AS SHOWN ON PLAT OF SURVEY NO. 9705 BY SPACECO INC., DATED JUNE 20, 2018.
(AFFECTS PARCEL 1)