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Prepared by:

Yana Y. Spitzer, Esq.
Gould & Ratner, LLP
222 North LaSalle Street - Suite 800
Chicago, IL 60601

Doc# 1906422016 Fee \$44.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 10:56 AM PG: 1 OF 4

After Recording return to:

~~Daniel Marinberg, Esq., General
Counsel
Vertical Bridge Holdings, LLC
750 Park of Commerce Dr., Suite
200
Boca Raton, FL 33487~~

AFTER RECORDING, RETURN TO:
Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23226

Attn: _____ **SPECIAL WARRANTY DEED** 19058-69
(Illinois)

This SPECIAL WARRANTY DEED is made this 28th day of January, 2019, to be effective as of February 1st, 2019, by ENTERCOM OPERATIONS, INC., a Delaware corporation created and existing under and by virtue of the laws of the State of Delaware, as successor in interest by merger to CBS Radio East, LLC, a Delaware limited liability company, as successor by conversion to CBS Radio East Inc., a Delaware corporation, successor by name change from Infinity Broadcasting East Inc., a Delaware corporation, as successor by merger to Infinity Broadcasting Operations Inc., a Delaware corporation ("Grantor"), having an address of 401 East City Avenue, Suite 809, Bala Cynwyd, Pennsylvania 19004, to VERTICAL BRIDGE AM, LLC, a Delaware limited liability company, having an address of 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on Exhibit A attached hereto, together with the improvements located thereon (but excluding therefrom, the Tower Assets, as such term is defined in that certain Bill of Sale dated the date hereof, by and between Grantor and Vertical Bridge Towers III, LLC, a Delaware limited liability company), all rights and appurtenances appertaining thereto, and any appurtenant rights of such real property as to any land lying in the bed of any existing dedicated street, road or alley adjoining such real property and any appurtenant rights to such real property as to any strips or gores between such real property and abutting or immediately adjacent properties (the "Property").

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Site Name: Belmont
Site Number: US-IL-1220

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This conveyance is made and accepted subject to all matters of record in the Office of the Cook County Recorder of Deeds affecting the Property, but only to the extent that they are still effective and in force, together with (i) the claims of parties in possession under those unrecorded leases as disclosed by Grantor to Grantee in that certain Owner's Affidavit dated as of the date hereof; and (ii) all matters shown on survey prepared by James P. Meier, PLS Land Surveyor - IL #3295, dated as of November 20, 2018, last revised January 4, 2019, for Site Id. US-IL-1220 (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

[Remainder of page intentionally left blank]

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

(Subject to the conditions set forth below)

Lot 17 (Except the East 4 feet thereof) and all of Lots 18, 19 and 20 in Block 8 in Falconer 's Addition to Chicago, a subdivision of the North 1/2 of the Northeast 1/4 of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

AND BEING the same property conveyed to Infinity Broadcasting Operations Inc., a Delaware corporation from Viacom Inc., a Delaware corporation by Grant, Bargain and Sale Deed dated April 30, 2001 and recorded April 12, 2002 in Instrument No. 0020426115.

Tax Parcel Nos. 13-28-202-004, 13-28-202-005, 13-28-202-006, 13-28-202-007

The common address of the property is 4949 West Belmont Avenue, Chicago, IL 60641.

4822-0812-6594, v. 9

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FEB 21 2019

BY:

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