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20357400680

Doc# 2035740068 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2020 12:02 PM PG: 1 OF 4

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

J. York
CCH I 200578315

38TH FLOOR, LLC, an Illinois limited liability company (the "Grantor"), of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, **GRANTED, SOLD and CONVEYED** and does hereby **GRANT, SELL and CONVEY** unto **121 WACKER, LLC**, a Delaware limited liability company (the "Grantee"), with an address of C/o Ameritus LLC 121 W. Wacker Drive, Suite 1220, Chicago Illinois 60601 certain land located in the City of Chicago, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located thereon (such property and improvements being collectively referred to as the "**Property**") together with all rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in any wise appertaining thereto and with (i) all building structures, improvements and fixtures owned by Grantor located on the property ("**Improvements**"), and (ii) all reversions, remainders, rights, privileges, servitude, easements and appurtenances, thereunto belonging or appertaining, including, without limitation, all right, title and interest of Grantor, in and to all streets, alleys, passages and other rights-of-way included therein or adjacent thereto (collectively, the "**Real Property**").

And Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Real Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "**Permitted Liens**"), and that Grantor will **WARRANT AND FOREVER DEFEND** the Real Property unto Grantee and its successors and assigns, against all persons or entities making any claims or demands concerning the Real Property by, through or under the Grantor only, subject, however, to the Permitted Liens.

TO HAVE AND TO HOLD the Real Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Real Property unto Grantee and Grantee's successors, heirs 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, for matters arising subsequent to the vesting of title in Grantor.

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P 4
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M
SC
JP

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EXECUTED as of the 7th day of December, 2020.

GRANTOR:

38TH FLOOR, LLC,
an Illinois limited liability company

By: James J. Banks
James J. Banks, Manager

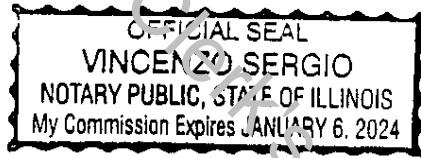
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for in said County, in the State aforesaid, do hereby certify that JAMES J. BANKS, Manager of 38th Floor, LLC, an Illinois limited liability company, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 7th day of December, 2020.

[Signature]
Notary Public

My Commission expires: 1-6-24



This document prepared by:

Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
200 S. Wacker Drive, Suite 600
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		08-Dec-2020
	COUNTY:	712.50
	ILLINOIS:	1,425.00
	TOTAL:	2,137.50
17-09-419-558-0000		20201201677775 0-069-613-536

After recordation return to:

Devin Catlin, Esq.
Troutman Pepper Hamilton Sanders, LLP
301 S. College Street, 34th Floor
Charlotte, NC 28202

REAL ESTATE TRANSFER TAX		08-Dec-2020
	CHICAGO:	10,687.50
	CTA:	4,275.00
	TOTAL:	14,962.50 *
17-09-419-558-0000		20201201677775 1-363-519-456

Grantee's Address for Tax Notice:

121 Wacker, LLC
c/o Ameritus, LLC
121 W. Wacker Drive, Suite 1220
Chicago, Illinois 60601

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

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 38D1, 38D2, 38E1, 38E2, 38R1, AND 38R2 IN THE LASALLE-WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 18 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 4 TAKEN FOR WIDENING OF NORTH LASALLE STREET) ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018 AND LETTER OF CORRECTION RECORDED AUGUST 1, 2011 AS DOCUMENT 1121345032, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER SUBDIVISION DATED AUGUST 11, 2008 AND RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS MODIFIED FROM TIME TO TIME, OVER THE COMMON PROPERTIES IN THE LASALLE WACKER SUBDIVISION ALSO RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS DEFINED IN SAID DECLARATION.

PARCEL 2B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 TO MAINTAIN ANY PORTION OF THE BUILDING LOCATED ON PARCEL 1 WHICH ENCREACHES UPON THE PROPERTY EAST OF AND ADJOINING, INCLUDING THE EAST FOUNDATION WALL AS SET FORTH IN EASEMENT AGREEMENT DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629639027 AND RE-RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629631087, MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

PARCEL 2 C:

EASEMENT FOR THE BENEFIT OF THE LAND IN THE LASALLE WACKER SUBDIVISION FOR LIGHT, AIR AND VIEW AS SET FORTH IN AGREEMENT OF ADJACENT PROPERTY OWNERS REGARDING SETBACKS AND EASEMENTS FOR LIGHT, AIR AND VIEW MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629639026.

ADDRESS: 221 N. LA SALLE STREET, 38TH FLOOR, CHICAGO, IL 60601

P.I.N. #: 17-09-419-558-0000
17-09-419-559-0000
17-09-419-560-0000
17-09-419-561-0000
17-09-419-562-0000
17-09-419-563-0000

EXHIBIT B

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PERMITTED LIENS

1. Accrued and unpaid, but non-delinquent real estate taxes for PINs:
 - 17-09-419-558-0000
 - 17-09-419-559-0000
 - 17-09-419-560-0000
 - 17-09-419-561-0000
 - 17-09-419-562-0000
 - 17-09-419-563-0000
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.
3. Terms, provisions and conditions of the Memorandum of agreement by Unicom Thermal Technologies Inc. and the Lurie Company dated October 13, 1997 and recorded November 25, 1997 as Document 97885604 relating to chilled water service agreement.
4. Terms and conditions contained in the agreement of adjacent property owners regarding setbacks and easements for light, air and view, Dated as of October 23, 2006 and recorded October 23, 2006 as Document 0629639026 made by and between Lasalle Wacker Building, LLC, a Delaware Limited Liability Company and 111 West Wacker Associates, LLC, an Illinois Limited Liability Company, creating the easements described in Schedule A.
5. Terms and conditions contained in the easement agreement dated as of October 23, 2006 and recorded October 23, 2006 as Document 0629639027 and rerecorded October 23, 2006 as document 0629631087 made by and between Lasalle Wacker Building, LLC, a Delaware Limited Liability Company and 111 West Wacker Associates, LLC, an Illinois Limited Liability Company, creating the easements described in Schedule A.
6. Easements, covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against Handicapped Persons), relating in part to Association, assessments and Lien Therefor, contained in the declaration of Covenants, restrictions and easements for the Lasalle Wacker, recorded September 4, 2008 as Document No. 0824816018.

Rights of the adjoining owners to the concurrent use of said easements.

First Amendment to declaration of Covenants, restrictions and easements for the Lasalle Wacker made by 221 N. Lasalle Partners, LLC, dated as of May 4, 2009 and recorded May 8, 2009 as Document 0912845088.

Amendment to by-laws of the association contained in certificate recorded October 15, 2013 as Document 1328844038.

Second Amendment to declaration of Covenants, restrictions and easements for the Lasalle Wacker made by 221 N. Lasalle, LLC, dated as of October 9, 2014 and recorded October 31, 2014 as Document 1430445075.

Amendment to by-laws of the association contained in certificate recorded December 9, 2014 as Document 1434318070.