

UNOFFICIAL COPY

PREPARED BY:

Jindal & Siomos
800 W. Central Rd., #162
Mt. Prospect, IL 60056
Attention: Vasilios P. Siomos

AFTER RECORDING RETURN TO:

Langhenry, Gillen Lundquist & Johnson LLC
33 N. Dearborn St, Suite 1600
Chicago, IL 60602
Attention: Mohammed A. Nofal

MAIL ALL SUBSEQUENT TAX BILLS TO:

50 Huron Properties LLC
1100 Jorie Blvd, Suite 115
Oak Brook, IL 60523
Attention: Michael Hamblet

CCH12001122LD CA 2 of 4



Doc# 2035919091 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/24/2020 03:40 PM PG: 1 OF 4

RECORDER'S STAMP

SPECIAL WARRANTY DEED

December 18, 2020

Huron Property Owner, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 1315 N. North Branch St., Suite D, Chicago, IL 60642, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by **50 Huron Properties LLC**, an Illinois limited liability company ("Grantee"), whose mailing address is 1100 Jorie Blvd Suite 115, Oak Brook, IL 60523, by these presents does GRANT, SELL, CONVEY, REMISE, RELEASE, AND ALIENATE unto Grantee and its successors and assignees forever all of Grantor's rights, title, and interests in and to that certain tract of real property located in Cook County, Illinois and more particularly described in Exhibit A attached hereto, together with any and all rights appertaining thereto, appurtenances belonging or appertaining thereto, and improvements located thereon (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property unto Grantee and its heirs, executors, administrators, legal representatives, successors and assignees forever; and each Grantor, as to the portion of the Property that is owned by such Grantor, hereby binds itself and its successors and assignees to WARRANT AND FOREVER DEFEND such portion of the Property unto Grantee and its heirs, executors, administrators, legal representatives, successors and assignees against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the matters described in Exhibit B attached hereto.

[signature page follows]

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IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the first date written above.

GRANTOR

Huron Property Owner, LLC, a Delaware limited liability company

By: Huron Property JV, LLC, its Manager

By: R2 Huron Sponsor, LLC, its Manager

By: [Signature]
Name: Matthew G. Garrison
Title: Manager

STATE OF ILLINOIS)
)
)
COUNTY OF COOK)

I, Diana Pence, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Matthew G. Garrison, as the Manager of R2 Huron Sponsor, LLC, as the Manager of Huron Property JV, LLC, as the Manager of Huron Property Owner, LLC, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and swore and acknowledged under oath that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes set forth herein.


GIVEN under my hand and notarial seal this 14 day of December, 2020.





[Signature]
NOTARY PUBLIC

My Commission Expires: MAY 15, 2022

(SEAL)

REAL ESTATE TRANSFER TAX		18-Dec-2020
	CHICAGO:	36,000.00
	CTA:	14,400.00
	TOTAL:	50,400.00 *

17-10-104-031-0000 | 20201201687303 | 0-800-747-488

REAL ESTATE TRANSFER TAX		18-Dec-2020
	COUNTY:	2,400.00
	ILLINOIS:	4,800.00
	TOTAL:	7,200.00

17-10-104-031-0000 | 20201201687303 | 1-874-489-312

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

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EXHIBIT A

LEGAL DESCRIPTION

LOT 13 IN HURON PLAZA, A RESUBDIVISION IN BLOCK 47 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1981 AS DOCUMENT 25869229 AND FILED AS DOCUMENT LR 3214963, IN COOK COUNTY, ILLINOIS.

Address: 50 E. Huron Street, Chicago, IL 60611

PIN: 17-10-104-031-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for year 2020 and subsequent years, not yet due or payable.
2. Any matter created by, through, or under Grantee.
3. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as document no 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related Ordinances.
4. Parking easements granted in Paragraph D of Article II of the Declaration recorded as document no 25825058 and filed as document no LR3217118 and recorded as document no 25887090, as pursuant to the provisions thereof which states that said easement shall terminate upon termination of occupancy by the American Library Association of the Office Property and the 50 Huron Street Property.
5. Easements, terms, provisions and conditions contained in and rights and easements established by the Huron Plaza Operating and Easement Agreement made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 15, 1978 and known as Trust Number 43668; American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 15, 1978 and known as Trust Number 43745; Capitol Bank of Chicago, as Trustee under Trust Agreement dated January 16, 1981 and known as Trust Number 150; and American Library Association, a corporation of Massachusetts, recorded May 28, 1981 as document no 25885058 and filed May 29, 1981 as document no LR3217118 and recorded May 29, 1991 as document 25887090, regarding easement, for ingress and egress, structural support, and maintenance of encroachments; restrictive covenants regarding the use of the property; operation of the tower building; damage to the tower building; liens, debts and interest; arbitration; estoppel certificates; notices; limitations of liability; and other matters.
6. Declaration of Restrictive Covenants recorded December 27, 2020, as Document No. 2035919090
7. Encroachment of the building located mainly on the Land over and onto the public way South and adjoining by 0.03 feet as shown on the Plat of Survey made by Edward J. Molloy & Associates as Job No. 180247, dated November 28, 2018 and last revised November 19, 2019.