



Doc# 2127757007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2021 10:06 AM PG: 1 OF 7

This instrument was prepared by:

Randal J. Selig
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150 N. Riverside Plaza
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Chicago, IL 60606

After recording mail to:

Richard F. Ross
Dentons US LLP
2398 E. Camelback Rd.
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For Recorder's Use Only

SPECIAL WARRANTY DEED

20 E. DELAWARE INVESTORS, LLC, a Delaware limited liability company, having an address of 333 N. Green St., Suite 1100, Chicago, Illinois 60607 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **CATALYST TALBOTT PROPERTY LLC**, a Delaware limited liability company, having an address of 20 East Delaware Place, Chicago, Illinois 60611 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY, REMISE, RELEASE, ASSIGN, GRANT, BARGAIN, SELL and ALIEN unto Grantee, and to its successors and assigns, all that certain parcel of real estate located in the City of Chicago, Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all matters set forth on Exhibit B attached hereto (collectively, the "Permitted Exceptions").



TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject only to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.


AND Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything

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whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except for the "Permitted Exceptions" shown on Exhibit B attached hereto and made a part hereof herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the "Permitted Exceptions" shown on Exhibit B attached hereto and made a part hereof.

Signature Page Follows

REAL ESTATE TRANSFER TAX		30-Sep-2021
		COUNTY: 27,000.00
		ILLINOIS: 54,000.00
		TOTAL: 81,000.00
17-03-209-012-0000 20210901679474 0-951-537-808		

REAL ESTATE TRANSFER TAX		30-Sep-2021
		CHICAGO: 405,000.00
		CTA: 162,000.00
		TOTAL: 567,000.00 *
17-03-209-012-0000 20210901679474 0-596-332-688		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A (TO SPECIAL WARRANTY DEED)

Legal Description

TRACT 1:

LOTS 1, 2 AND 3 IN NAPER'S RESUBDIVISION OF LOTS 2, 3, 4 AND 5 IN SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN THE SUBDIVISION OF THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 2: PARCEL 1

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL TAKEN AS A TRACT; THAT PART OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND THAT PART OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE NORTH 00 DEGREES, 15 MINUTES, 31 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 88.67 FEET, SAID POINT BEING 127.41 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 102.45 FEET TO A POINT, SAID POINT BEING 88.82 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF BLOCK 12 AFORESAID; THENCE NORTH 72 DEGREES, 42 MINUTES, 44 SECONDS EAST, ALONG A LINE HEREINAFTER REFERRED TO AS "LINE A", 36.95 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF LOT 6 AFORESAID; THENCE SOUTH 00 DEGREES, 19 MINUTES, 51 SECONDS WEST, ALONG THE EAST LINE OF LOT 6, AFORESAID, 99.85 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 54 MINUTES, 49 SECONDS WEST, ALONG THE SOUTH LINE OF BLOCK 12 AFORESAID TO THE POINT OF BEGINNING OF SAID TRACT OF LAND:

THAT PART LYING ABOVE AN ELEVATION OF 14.00 FEET CITY OF CHICAGO DATUM, BEING THE TOP OF THE CONCRETE FLOOR AND BELOW THE BOTTOM OF THE CONCRETE CEILING BEING A SLOPED SURFACE WITH AN ELEVATION AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIPTION OF 31.73 FEET, AN ELEVATION OF 28.67 FEET AT THE NORTHWEST CORNER OF THE FOLLOWING DESCRIPTION, AN ELEVATION OF 28.26 FEET AT THE NORTHEAST CORNER OF THE FOLLOWING DESCRIPTION AND 30.62 FEET AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIPTION, ALL ON CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 54 MINUTES, 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, 2.24 FEET; THENCE NORTH 00 DEGREES, 05 MINUTES, 11 SECONDS EAST, 2.53 FEET TO THE INTERIOR CORNER OF THE WALLS AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES; NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 10.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32

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SECONDS EAST 1.00 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 3.00 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 2.00 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 11.60 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.82 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 9.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.28 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 13.70 FEET, NORTH 89 DEGREES, 22 MINUTES, 55 SECONDS EAST 3.30 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 4.00 FEET, SOUTH 89 DEGREES, 22 MINUTES, 55 SECONDS WEST 3.30 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 4.52 FEET, NORTH 89 DEGREES, 22 MINUTES, 55 SECONDS EAST 5.53 FEET, NORTH 00 DEGREES, 33 MINUTES, 06 SECONDS WEST 25.97 FEET, SOUTH 89 DEGREES, 44 MINUTES, 33 SECONDS EAST 15.00 FEET, NORTH 00 DEGREES, 15 MINUTES, 27 SECONDS EAST, 3.35 FEET, SOUTH 89 DEGREES, 44 MINUTES, 33 SECONDS EAST 25.75 FEET, SOUTH 00 DEGREES, 23 MINUTES, 30 SECONDS WEST 49.97 FEET, NORTH 89 DEGREES, 36 MINUTES, 30 SECONDS WEST 0.75 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 2.00 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT 2: PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF TRACT 2 PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS DATED DECEMBER 14, 2009 AND RECORDED DECEMBER 15, 2009 AS DOCUMENT NUMBER 0934910050, AS AMENDED BY THAT CERTAIN SCRIVENER'S ERROR AMENDMENT TO DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS DATED AUGUST 7, 2014 AND RECORDED SEPTEMBER 23, 2014 AS DOCUMENT NUMBER 1426613048.

TRACT 2: PARCEL 3

EASEMENTS AND RIGHT OF ACCESS THROUGH PORTIONS OF THE RETAIL PARCEL DESCRIBED AS TRACT 2 PARCEL 1 ABOVE, FOR THE BENEFIT OF THE HOTEL PARCEL DESCRIBED AS TRACT 1 ABOVE, FOR THE SUPPLY, OPERATING, MAINTENANCE, REPAIR AND REPLACEMENT, IF NECESSARY, OF THE ELECTRIC PANEL AND ELECTRIC LINE SERVING THE HOTEL PARCEL AS SET FORTH IN THE DECLARATION OF EASEMENT AGREEMENT DATED DECEMBER 20, 2017 AND RECORDED DECEMBER 22, 2017 AS DOCUMENT NUMBER 1735613045.

Commonly known as: 10-20 East Delaware Place, Chicago, Illinois

Permanent Tax Number(s): 17-03-209-012, 17-03-209-032 and 17-03-209-034

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EXHIBIT B (TO SPECIAL WARRANTY DEED)

Permitted Exceptions

1. Real estate taxes for 2021 and subsequent years, which are not yet due and payable.
2. The land lies within the boundaries of Special Service Area 12 as disclosed by Ordinance recorded February 19, 1991 as document number 91075841.
3. Development Rights Agreement dated as of January 18, 2006 and recorded February 8, 2006 as document number 0603918133 made by and between First Elysian Properties, LLC, a Delaware limited liability company, assignor, and Ten East Delaware, LLC, an Illinois limited liability company, assignee, and the terms and conditions contained therein. Certificate recorded September 13, 2006 as document number 0625617191.
4. Covenant dated October 16, 2007 and recorded October 16, 2007 as document number 0728939128 made by Ten East Delaware, LLC, an Illinois limited liability company, assignee, and the terms and conditions contained therein.
5. Grant of Easement dated November 4, 2009 and recorded November 20, 2009 as document number 0932429124 made by and between Ten East Delaware, LLC, and Comcast of Chicago, Inc., its successors and assigns, assignee, and the terms and conditions contained therein. (affects Tract 2).
6. Declaration of Easements and Operating Requirements dated as of December 14, 2009 and recorded December 15, 2009 as document number 0934910050 made by Ten East Delaware, LLC, an Illinois limited liability company, declarant, assignee, and the terms and conditions contained therein. Scrivener's Error Amendment to Declaration of Easements and Operating Requirements was recorded September 23, 2014 as document number 1426613048.
7. Appurtenant Restrictive Covenant dated May 19, 2010 and recorded May 24, 2010 as document number 1014418026 made by and between Talbott Associates, L.P., an Illinois limited partnership, and Ten East Delaware, LLC, an Illinois limited liability company, assignee, and the terms and conditions contained therein.
8. Grant of Easement dated December 31, 2016 and recorded July 7, 2017 as document number 1718816097 made by and between Ten East Delaware Condominium Association and Comcast of Chicago, Inc., its successors and assigns. (affects Tract 2)
9. Declaration of Easement Agreement dated as of December 20, 2017 and recorded December 22, 2017 as document number 1735613045 made by 20 E. Delaware Investors, LLC, a Delaware limited liability company, declarant, assignee, and the terms and conditions contained therein.

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10. Existing unrecorded leases in favor of BH 20 E Delaware LLC and Joe & The Juice New York LLC as tenants only, and all rights thereunder of such lessees and any person or party claiming by, through or under such lessees.
11. As shown on Professionals Associated Survey, Inc. survey dated August 20, 2021, last revised 9/21, 2021 job number 96-35997:
 - a) encroachment of canopy by 20.75 feet, awnings by a maximum of 1.84 feet, and revolving door onto public street to the south and adjoining.
 - b) encroachment of 16 story brick building located on the premises onto the premises to the west and adjoining by .03 feet at the southwest corner of the building to .05 feet at the northwest corner of the building.

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