

UNOFFICIAL COPY

This Instrument Prepared by:

Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 1700,
Chicago, IL 60602

Attention: Elizabeth E. Radichel, Esq.

After Recording Return to:

DLA Piper LLP
500 Eighth Street NW
Washington, DC 20004
Attention: Keith B. Greenberg, Esq.



Doc# 2130115027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/28/2021 01:23 PM PG: 1 OF 5

REAL ESTATE TRANSFER TAX

28-Oct-2021



COUNTY:	60,000.00
ILLINOIS:	120,000.00
TOTAL:	180,000.00

17-03-207-018-0000

| 20211001604852 | 1-366-414-480

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

65 OAK STREET OWNER, LLC, a Delaware limited liability company, whose address is c/o Jenel Management Corp., 275 Madison Avenue, Suite 1100, New York, New York 10016 (the "**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by 65 OAK STREET LLC, a Delaware limited liability company, whose address is 925 Fourth Avenue, 39th Floor, Seattle, Washington 98104 (the "**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, and CONVEY to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof, together with all appurtenances thereto and all improvements situated thereon (collectively, the "**Property**"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever.

Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through, or under Grantor but not otherwise.

[SIGNATURE PAGE FOLLOWS]

149538.00406/127169804v.3

17-03-207-018
17-03-207-017

REAL ESTATE TRANSFER TAX

28-Oct-2021



CHICAGO:	900,000.00
CTA:	360,000.00
TOTAL:	1,260,000.00 *

17-03-207-018-0000 | 20211001604852 | 0-925-422-736

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

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MAIL TAX BILLS TO:

65 Oak Street LLC
c/o Jones Lang LaSalle Americas (Illinois), L.P.
111 South Wacker Drive, Suite 1125
Chicago, IL 60606
Attn: Property Manager

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT A

[LEGAL DESCRIPTION OF PROPERTY].

PARCEL 1:

LOT 1 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN SUBDIVISION OF THE NORTH HALF OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION AFORESAID, COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK 340.2 FEET EAST OF THE NORTHWEST CORNER, THENCE EAST ON SAID LINE TO THE NORTHWEST CORNER OF LOT 1 IN LAWRENCE'S SUBDIVISION AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT TO SOUTHWEST CORNER THEREOF; THENCE WEST 33 FEET 9 5/8 INCHES; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 6 IN THE NORTH 1/2 OF BLOCK 8 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 57-65 East Oak Street, Chicago, Illinois 60611

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EXHIBIT B

"SUBJECT TO" PROVISIONS

1. Rights of tenants in possession under unrecorded leases.
2. Real estate taxes, vault charges and water and sewer charges not yet due and payable as of the date hereof. General real estate taxes for the year 2021 and subsequent years, a lien not yet due and payable.
3. ALTA/NSPS Land Title Survey prepared by Roy G. Lawniczak, PLS No. 35-002290 of United Survey Service, LLC, dated October 20, 2021 and last revised October 22, 2021, under File No. 2011-19670, shows the following:
 - (A) 3 story brick and stone building on adjoining property to the east crosses onto the Land by 0.10'. (Affects Parcel 1)
4. The Property lies within the boundaries of Special Service Area Number 75 as disclosed by ordinance recorded as document 2036317252 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
5. Terms, provisions and conditions contained in Lease by and between 65 Oak Street Owner, LLC, Lessor, and Chanel, Inc., Lessee, dated July 7, 2017 as disclosed by a Notice of Lease recorded September 01, 2017 as document 1724406043, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
6. Right of First Offer to Purchase as contained in Notice of Lease recorded September 01, 2017 as document 1724406043, and the terms and provisions contained therein.