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Doc# 2136119058 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 01:10 PM PG: 1 OF 8

THIS INSTRUMENT
PREPARED BY:
Seyfarth Shaw LLP
1075 Peachtree St. NE
Suite 2400
Atlanta, Georgia 30309
Attention: Jiten Patel

AFTER RECORDING
RETURN TO:
Much Shelist
191 N. La Salle Street, Suite 1800
Chicago, Illinois 60605
Attention: Arnold Weinberg

MAIL TAX BILLS TO:
Audrey Hotel
166 E. Superior Street
Chicago, Illinois 60611
Attention: Gerald L. Nudo

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 20 day of December, 2021, is given by **L-O CHICAGO OPERATING, LLC**, a Delaware limited liability company, duly authorized to transact business in the State of Illinois and having an office 4145 Powell Road, Suite C, Powell, Ohio 43065 ("Grantor") to **166 SUPERIOR HOTEL LLC**, an Illinois limited liability company and having an office at 166 E. Superior Street, Chicago, Illinois 60611 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said corporation, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "**Property**"), subject only to (i) any encumbrance or possessory interest arising from the acts or omissions of Grantee, (ii) installments of general and special real property taxes and assessments not then delinquent, (iii) matters that would have been disclosed by inspection or a survey, and (iv) the items set forth in Exhibit "B" attached hereto (clauses (i) through (iv), collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

8


SEARCH 210488521 SPEAKER

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title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, Grantor WILL WARRANT AND DEFEND, subject only to the Permitted Exceptions.



Together with all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances, unto Grantee, its heirs and assigns forever.

[SIGNATURES ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX	27-Dec-2021
 CHICAGO:	139,590.00
CTA:	55,836.00
TOTAL:	195,426.00 *

17-10-200-063-0000 | 20211201664033 | 1-420-114-576

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

REAL ESTATE TRANSFER TAX	27-Dec-2021
 COUNTY:	9,306.00
 ILLINOIS:	18,612.00
TOTAL:	27,918.00

17-10-200-063-0000 | 20211201664033 | 1-466-817-168

[SPECIAL WARRANTY DEED - EXHIBIT A]

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Exhibit A

REAL PROPERTY DESCRIPTION

Parcel 1:

Lots 4, 5, and 6 in Henry Wischemeyer's Subdivision of Block 54 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, being a Resubdivision of the East 15 feet of Lot 11 and all of Lot 12 in Legg's Subdivision of said Block 54, together with Lots 1, 2 and 3 in Ogden and Lombard's Subdivision of the Accretions lying East of and adjoining said Lot 12, in Cook County, Illinois.

Parcel 2:

Lots D, E, F, G, H, and I in Lill's Chicago Brewing Company's Subdivision in Block 54 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcels 1 and 2 as created by Declaration of Easements and Agreements dated June 17, 1981 and recorded February 11, 1981 as Document No. 25950376 for the purpose of ingress and egress over and across the 1980 Easement described as follows:

That part of Lots C and 10 and that part of the North and South 10 foot private alley lying East of and adjoining the East Line of said Lots C and 10, described as follows: Beginning at the Point of Intersection of the South Line of said Lot 10 with the West Line of the East 10.00 feet thereof; thence North 0 degrees 10 minutes 52 seconds East 117.00 feet along the West Line of the East 10.00 feet of said Lots 10 and C; thence North 90 degrees 00 minutes 00 seconds East 2.00 feet along a line parallel with the South Line of said Lot 10, being also the North Line of East Superior Street; thence North 0 degrees 52 minutes 10 seconds East 6.45 feet along a line parallel with the East Line of said Lot C to the South Line of the public alley as dedicated per Document No. 9561524; thence South 89 degrees 54 minutes 30 seconds East 8.00 feet along the South Line of said alley to the East Line of said Lot C; thence North 0 degrees 52 minutes 10 seconds East 3.52 feet along the East Line of said Lot C to the Northeast Corner thereof; thence South 89 degrees 45 minutes 36 seconds East 10.00 feet along the Northerly terminus of the aforesaid 10.00 foot private alley to the East Line of said alley; thence South 0 degrees 10 minutes 52 seconds West 33.42 feet along the East line of said alley to a line drawn 93.50 feet North of and parallel with the North Line of East Superior Street; thence South 90 degrees 00 minutes 00 seconds West 3.50 feet along said parallel line; thence South 0 degrees 10 minutes 52 seconds West 87.00 feet along a line parallel with the East Line of said alley to a line drawn 6.50 feet North of and parallel with the North Line of East Superior Street; thence South 90 degrees 00 minutes 00 seconds West 1.33 feet along said parallel line; Thence South 0 degrees 10 minutes 52 seconds West 6.50 feet along a line parallel with the East Line of said alley to the Southerly terminus of said Alley; thence South 90 degrees 00 minutes 00 seconds West 15.17 feet along said Southerly terminus and along the South Line of the aforesaid Lot 10, being also

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the North Line of East Superior Street to the hereinabove designated point of beginning, in Lill's Chicago Brewery Company's Subdivision in Block 54 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

166 East Superior Street, Chicago, Illinois, 60611

Parcel 1 - PIN: 17-10-200-020-0000

Parcel 2 - PIN: 17-10-200-021-0000

Parcel 3 - PIN: 17-10-200-063-0000

Property of Cook County Clerk's Office

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Exhibit B

EXCEPTIONS

1. THIS PROPERTY 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.
2. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
3. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
4. DECLARATION OF EASEMENT DATED JUNE 17, 1981 AND RECORDED JULY 27, 1981 AS DOCUMENT NO. 25950376 MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 41465 AND THE COSMOPOLITAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 25605.

DECLARATION OF COMMENCEMENT DATE RECORDED DECEMBER 4, 1981 AS DOCUMENT NO. 26077292. AFFECTS LAND AND OTHER PROPERTY.
5. DECLARATION OF PARKING RIGHTS DATED JUNE 17, 1981 AND RECORDED JULY 27, 1981 AS DOCUMENT NO. 25950379 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NOS. 41465 AND 101565.
6. EASEMENT OVER PARCEL 2 FOR USE AS A TRUCK AND OTHER VEHICLE TURN-AROUND AREA AND TEMPORARY WAITING SPACE IN FAVOR OF AMERICAN DENTAL ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS RESERVED IN ITS DEED TO ADA S. POLLOCK, DATED JUNE 9, 1965 AND RECORDED JULY 13, 1965 AS DOCUMENT NO. 19525122 AND TERMS AND CONDITIONS THEREIN CONTAINED, AMONG WHICH IS THE CONDITION THAT NO IMPROVEMENTS ARE TO BE MADE ON PARCEL 2 EXCEPT AS THEREIN DESCRIBED. NOTE: AMENDED BY INSTRUMENT RECORDED NOVEMBER 26, 1980 AS DOCUMENT NO. 25683755.
7. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 10, 1980 KNOWN AS TRUST NUMBER 25605; SUPERIOR STREET, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND FITZPATRICK CHICAGO HOTEL L.P., AN ILLINOIS LIMITED PARTNERSHIP, RECORDED DECEMBER 24, 2002 AS DOCUMENT NO. 0021435569.

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8. SINGLE MASONRY WALL FORMERLY USED IN COMMON WITH ADJOINING PROPERTY AND LOCATED ALONG THE EAST LINE OF THE LAND, AS DISCLOSED BY PLAT OF SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021. AFFECTS LOT 6 PARCEL 1.
9. ENCROACHMENT OF WEST FACE OF GUARD RAIL LOCATED MAINLY ON PROPERTY EAST AND ADJOINING OVER AND ONTO THE LAND BY 0.34 FEET WEST, AS DISCLOSED BY PLAT OF SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021.
10. ENCROACHMENT OF BUILDING LOCATED ON THE LAND BY ABOUT 9 FEET OVER AND ONTO THAT PART OF THE LAND DEDICATED FOR PRIVATE ALLEY BY PLAT OF SUBDIVISION RECORDED MARCH 10, 1887 AS DOCUMENT NO. 805575.
11. ENCROACHMENT OF BRICK BUILDING LOCATED ON PARCEL 1 OVER THE EAST LINE OF THE LAND AS FOLLOWS:
 - A. NORTHEAST CORNER IS 0.05 FEET EAST;
 - B. EAST FACE OF BRICK AT GRADE IS 0.03 FEET EAST;
 - C. EAST FACE OF BRICK AT THE ROOF IS 0.07 TO 0.08 FEET EAST;
 - D. THE MARBLE FACE OF THE BUILDING IS 0.01 FEET EAST.
 - E. ENCROACHMENT OF BRICK BUILDING LOCATED ON PARCEL 1 OVER THE SOUTH LINE OF THE LAND AS FOLLOWS:
 - I. MARBLE FACE OF THE BUILDING AT THE SOUTHEAST CORNER IS 0.16 FEET SOUTH;
 - F. ENCROACHMENT OF BRICK BUILDING LOCATED ON PARCEL 1 OVER THE WEST LINE OF THE LAND AS FOLLOWS:
 - I. CORNER OF MARBLE FACE AT SOUTHWEST CORNER IS 0.20 FEET WEST; BUILDING AT SOUTHWEST CORNER IS 0.03 FEET WEST; AND WEST FACE OF BUILDING IS 0.01 FEET WEST.

AS DISCLOSED BY PLAT OF SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021. AFFECTS PARCEL 1.
12. ENCROACHMENT OF THE SIGN AT THE ROOF LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATE 0.78 TO 0.82 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER N-115

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PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021.

13. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.02 TO 0.08 FEET TO THE EAST, AS SHOWN ON PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021.
14. ENCROACHMENT OF THE NORTHWEST CORNER OF THE 3 STORY CONCRETE BLOCK BUILDING LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.17 FEET NORTH, AS SHOWN ON PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021.
15. ENCROACHMENT OF THE CONCRETE LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.95 TO 1.12 FEET, AS SHOWN ON PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021.
16. ENCROACHMENT OF THE CANOPY AND MARBLE COLUMNS ATTACHED TO SEVEN STORY SECTION OF THE BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 4.65 TO 10.91 FEET, AS DISCLOSED BY PLAT OF SURVEY MADE BY NATIONAL SURVEY SERVICE, INC. DATED SEPTEMBER 28, 2021.
17. ENCROACHMENT OF THE DOWNSPOUTS, GUTTERS, WALL LIGHTS, CAMERA, CIRCULAR VENTS AT ROOF AND DUCTS LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 28, 2021.