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THIS INSTRUMENT
PREPARED BY AND AFTER
RECORDING RETURN TO:

Duval & Stachenfeld LLP
555 Madison Avenue, 6th Floor
New York, NY 10022
Attention: Terri L. Adler, Esq. & File
Manager (File No. 2009.2205)

SEND SUBSEQUENT TAX BILLS TO:

Allen Matkins Deck Gamble Mallory &
Natsis LLP
865 South Figueroa St., Suite 2800
Los Angeles, CA 90007-2543
Attn: David B. Stone, Esq.

FOR RECORDER'S USE ONLY



Doc# 2200719027 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2022 11:43 AM PG: 1 OF 6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered, to be effective for all purposes as of December 15, 2021, by Oakwood Chicago Associates, LLC, a Delaware limited liability company, as to an undivided Sixty-Three and Seven Thousand Four Hundred Seventy-Six ten thousandths percent (63.7476%) interest as a tenant in common, Elmwood Chicago Associates, LLC, a Delaware limited liability company, as to an undivided Four and Four Thousand Forty-Six ten thousandths percent (4.4046%) interest as a tenant in common, Landings Chicago Associates, LLC, a Delaware limited liability company, as to an undivided Thirteen and Seven Thousand Four Hundred Sixty-One ten thousandths percent (13.7461%) interest as a tenant in common, and Walkkill Chicago Associates, LLC, a Delaware limited liability company, as to an undivided Eighteen and One Thousand Seventeen ten thousandths percent (18.1017%) interest as a tenant in common, each having an address c/o Kushner Companies, 767 Fifth Avenue, 50th Floor, New York, New York 10153, as tenants in common, on a joint and several basis (collectively, "Grantor"), to 225 West Randolph Owner, L.L.C., a Delaware limited liability company ("Grantee").

WITNESSETH: that Grantor for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to Grantor paid by Grantee, the receipt of which is hereby acknowledged, Grantor does, by these presents, convey and warrant unto Grantee, and its

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successors and assigns, that certain real estate in Cook County, Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon and the appurtenances thereunto belonging (the "Property").


TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns and to WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

Property Identification Numbers:

#17-09-443-001-0000	#17-09-443-004-0000	#17-09-444-020-0000
#17-09-443-002-0000	#17-09-443-005-0000	#17-09-444-034-0000
#17-09-443-003-0000	#17-09-444-016-0000	



Address(es) of real estate: 225 West Randolph Street, Chicago, IL 60606.

[Remainder of this page intentionally left blank; signature page follows]

REAL ESTATE TRANSFER TAX	07-Jan-2022
	CHICAGO: 1,168,635.00
	CTA: 467,454.00
	TOTAL: 1,636,089.00 *

17-09-443-001-0000 | 20211101655820 | 0-163-964-560

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

REAL ESTATE TRANSFER TAX	07-Jan-2022
 	COUNTY: 77,909.00
	ILLINOIS: 155,818.00
	TOTAL: 233,727.00

17-09-443-001-0000 | 20211101655820 | 0-965-306-000

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

GRANTOR:

OAKWOOD CHICAGO ASSOCIATES, LLC, a Delaware limited liability company

By: _____
Name: Laurent Morali
Title: Authorized Signatory

ELMWOOD CHICAGO ASSOCIATES, LLC, a Delaware limited liability company

By: _____
Name: Laurent Morali
Title: Authorized Signatory

LANDINGS CHICAGO ASSOCIATES, LLC, a Delaware limited liability company

By: _____
Name: Laurent Morali
Title: Authorized Signatory

WALLKILL CHICAGO ASSOCIATES, LLC, a Delaware limited liability company

By: _____
Name: Laurent Morali
Title: Authorized Signatory

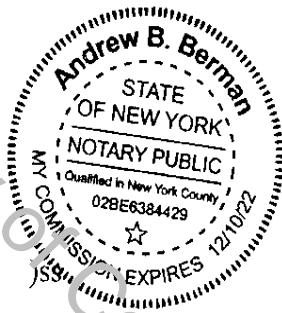
Property of Cook County Clerk's Office

[Signature page to Special Warranty Deed- 225 West Randolph
Acknowledgment page to follow]

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State of New York)
)ss
County of New York)

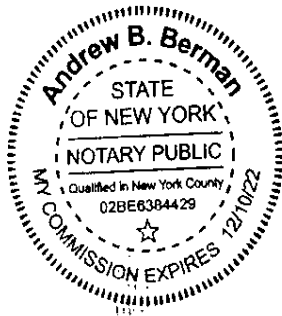
The foregoing instrument was acknowledged before me this 9 day of December, 2021 by Laurent Morali, to me personally known and who being by me duly sworn did say that he is the Authorized Signatory of OAKWOOD CHICAGO ASSOCIATES, LLC, a Delaware limited liability company, and acknowledged that said instrument was signed on behalf of the said limited liability company, by authority of its Authorized Signatory and its free act and deed.



A
Notary

State of New York)
)ss
County of New York)

The foregoing instrument was acknowledged before me this 9 day of December, 2021 by Laurent Morali, to me personally known and who being by me duly sworn did say that he is the Authorized Signatory of ELMWOOD CHICAGO ASSOCIATES, LLC, a Delaware limited liability company, and acknowledged that said instrument was signed on behalf of the said limited liability company, by authority of its Authorized Signatory and its free act and deed.



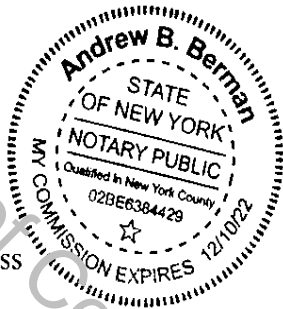
A
Notary

[Acknowledgment page 1 of 2 to Special Warranty Deed- 225 West Randolph]

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State of New York)
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County of New York)

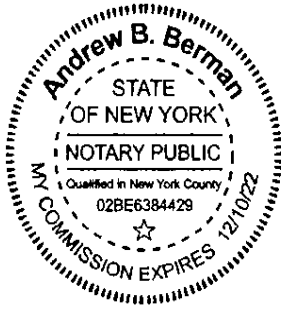
The foregoing instrument was acknowledged before me this 9 day of December, 2021 by Laurent Morali, to me personally known and who being by me duly sworn did say that he is the Authorized Signatory of LANDINGS CHICAGO ASSOCIATES, LLC, a Delaware limited liability company, and acknowledged that said instrument was signed on behalf of the said limited liability company, by authority of its Authorized Signatory and its free act and deed.



A
Notary

State of New York)
)ss
County of New York)

The foregoing instrument was acknowledged before me this 9 day of December, 2021 by Laurent Morali, to me personally known and who being by me duly sworn did say that he is the Authorized Signatory of WALLKILL CHICAGO ASSOCIATES, LLC, a Delaware limited liability company, and acknowledged that said instrument was signed on behalf of the said limited liability company, by authority of its Authorized Signatory and its free act and deed.



A
Notary

[Acknowledgment page 2 of 2 to Special Warranty Deed- 225 West Randolph]

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Exhibit A to Special Warranty Deed Property Legal Description

Parcel 1:

Lots 2, 3 and 4 (except that part of Lot 2 dedicated for public alley by instrument recorded as Document Number 18928994) in Block 41 in original Town of Chicago in the southeast Quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of vacated West Court Place lying South of and adjoining the South line of Lots 2, 3 and 4 and lying North of and adjoining the North line of Lot 6, all in Block 41 in original Town of Chicago aforesaid; lying North of and adjoining the North line of Sub-Lot 1 of Lot 5 and the North line of Sub-Lots 1, 2 and 3 of Lot 7, and lying West of and adjoining the East line of said Sub-Lot 3 of Lot 7 produced North 18 feet, all in block 41 in original Town of Chicago aforesaid, all in Cook County, Illinois.

Property of Cook County Clerk's Office