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Doc#: 2206220463 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2022 01:05 PM Pg: 1 of 5

Prepared by:
Scott Weisenberg, Esq.
Selig Law Firm
150 North Riverside Plaza
Suite 1810
Chicago, IL 60606

After Recording Mail To:
121 Wacker, LLC
121 W. Wacker Drive, Suite 1220
Chicago, IL 60601

Mail Tax Bills To:
121 Wacker, LLC
121 W. Wacker Drive, Suite 1220
Chicago, IL 60601

CCHI2201068LD TS 1 of 1

Dec ID 20220201633204
ST/CO Stamp 1-348-879-760 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 0-461-309-328 City Tax: \$11,025.00

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

UFAC LEASING LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto **121 WACKER, LLC**, a Delaware limited liability company, the following described real estate, situated in Cook County, Illinois, known and described as follows, to wit:

SEE EXHIBIT A, ATTACHED HERETO.

Street Address: **Unit #764, 121 W. Wacker Drive, Chicago, Illinois 60601**

P.I.N.: **17-09-419-164-0000; 17-09-419-165-0000; 17-09-419-166-0000;
17-09-419-167-0000**

Together with all and singular the buildings, improvements and fixtures located thereon as of the date hereof, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, in and to the above-described premises;

Together with all of Grantor's right, title and interest in all easements, rights of way, passages, water rights, drainage rights, mineral rights and other subterranean rights, and any and all other rights, liberties and privileges thereon or in any way now or hereafter appertaining thereto and including all rights of way, easements, public and private streets, roads, avenues, alley, passageways, and water rights (including any of the foregoing lying in any road beds), in front of or abutting the premises or any portion thereof (collectively, the "**Property**").

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Subject to: General taxes for the year 2021, and subsequent years; covenants, conditions and restrictions of record; public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever. Grantor hereby covenants that it shall WARRANT AND FOREVER DEFEND the title to the Property unto Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to the Permitted Exceptions.


[Signature page follows.]

Property of Cook County Clerk's Office

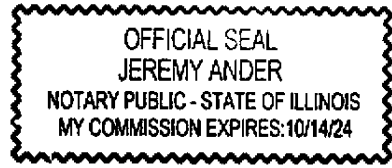
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Executed on the date set forth in the acknowledgment below to be effective as of February 28, 2022.

UFAC LEASING LLC,
an Illinois limited liability company


By: 
Name: Steven D. Urban
Title: Managing Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Steven D. Urban, Managing Member of UFAC Leasing LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of February, 2022.


Notary Public

My Commission Expires:
10/14/24

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EXHIBIT A TO DEED

All of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

PARCEL 1:

LOTS 7M1, 7M2, 7M3, AND 7M4 IN THE LASALLE-WACKER SUBDIVISION, BEING A SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 18 IN ORIGINAL TOWN OF CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 4 TAKEN FOR THE WIDENING OF NORTH LASALLE STREET, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2008 AS DOCUMENT NO. 0824816018, AS AMENDED BY LETTER OF CORRECTION RECORDED AUGUST 1, 2011 AS DOCUMENT NO. 1121345032, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

NON-EXCLUSIVE PERMANENT AND PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND UPON THE COMMON PROPERTIES, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER, MADE BY 221 NORTH LASALLE PARTNERS, LLC, DATED AUGUST 11, 2008 AND RECORDED SEPTEMBER 4, 2008 AS DOCUMENT NUMBER 0824816018 AS AMENDED BY AMENDMENT RECORDED MAY 8, 2009 AS DOCUMENT NUMBER 0912845088 AND BY SECOND AMENDMENT RECORDED OCTOBER 31, 2014 AS DOCUMENT NUMBER 1430445075, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

EASEMENT FOR THE BENEFIT OF PARCEL 1, TO MAINTAIN ANY PORTION OF THE BUILDING LOCATED ON LAND IN THE LASALLE WACKER SUBDIVISION 0824816018, WHICH ENCROACHES UPON THE PROPERTY EAST OF AND ADJOINING, INCLUDING THE EAST FOUNDATION WALL AS SET FORTH IN EASEMENT AGREEMENT DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT NUMBER 0629639027 AND RE-RECORDED OCTOBER 23, 2006 AS DOCUMENT NUMBER 0629631087, MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

(Continued on Next Page.)

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PARCEL 2C:

EASEMENT FOR THE BENEFIT OF THE LAND IN THE LASALLE WACKER SUBDIVISION RECORDED AS DOCUMENT NUMBER 0824816018 FOR LIGHT, AIR AND VIEW AS SET FORTH IN AGREEMENT OF ADJACENT PROPERTY OWNERS REGARDING SETBACKS AND EASEMENTS FOR LIGHT, AIR AND VIEW MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT NUMBER 0629639026.

Street Address: **Unit #764, 121 W. Wacker Drive, Chicago, Illinois 60601**

P.I.N.: **17-09-419-164-0000; 17-09-419-165-0000; 17-09-419-166-0000;
17-09-419-167-0000**

Steve

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