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2230841028D

Doc# 2230841028 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/04/2022 01:14 PM PG: 1 OF 5

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602
Attention: Thomas G. Jaros, Esq.

AFTER RECORDING, THIS INSTRUMENT SHOULD BE RETURNED TO:

Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602
Attention: Thomas G. Jaros, Esq.

MAIL TAX BILLS TO:

Marquette Management, Inc.
135 Water Street, 4th Floor
Naperville, Illinois 60540

The above space for recorder's use only

Permanent Real Estate Index Numbers: 17-08-322-010, 17-08-322-011, 17-08-322-012, 17-08-322-013, 17-08-322-018 and 17-08-322-019

Address: 1454 West Randolph, Chicago, Illinois 60607

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of November 3rd, 2022, is between **MP UNION PARK, LLC**, a Delaware limited liability company, having an address of 135 Water Street, 4th Floor, Naperville, Illinois 60540 ("Grantor"), and **MP EVO VENTURE MEMBER, LLC**, a Delaware limited liability company, having an address of 135 Water Street, 4th Floor, Naperville, Illinois 60540 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY in fee simple unto Grantee, FOREVER, an undivided 12.71% interest in the following described real estate, situated in the County of Cook and State of Illinois legally described in **Exhibit A** attached hereto, 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,

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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 covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook County, Illinois, and all taxes and assessments not yet due and payable (collectively, the "Permitted Exceptions").

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



Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to such interest in the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

The Real Property is not homestead property.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

REAL ESTATE TRANSFER TAX		04-Nov-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-08-322-010-0000 20221001671104 1-257-433-424		

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

REAL ESTATE TRANSFER TAX		04-Nov-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-08-322-010-0000 20221001671104 1-265-920-336		

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first written above.


GRANTOR:

MP UNION PARK, LLC, a Delaware limited liability company

By: **MP Union Park Mezz, LLC**, a Delaware limited liability company, its sole member

By: **Union Park Apartments Venture, LLC**, a Delaware limited liability company, its sole member

By: **MAA Union Park Manager, LLC**, an Illinois limited liability company, its managing member

By: 
Name: Darren Sloniger
Title: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

KAREN M. REDIGER, a Notary Public in and for the County and State aforesaid, do hereby certify that Darren Sloniger, as the Manager of MAA Union Park Manager, LLC, an Illinois limited liability company, the managing member of Union Park Apartments Venture, LLC, a Delaware limited liability company, the sole member of MP Union Park Mezz, LLC, a Delaware limited liability company, the sole member of MP UNION PARK, LLC, a Delaware limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29TH day of October, 2022.

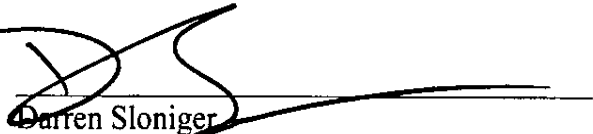


Karen M. Rediger
Notary Public

My commission expires: 4/10/26

I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

Dated: NOVEMBER 3RD, 2022


Darren Sloniger

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1:

Lots 12 to 15, both inclusive, in Block 1 in Union Park Addition to Chicago (Ante Fire plat recorded May 20, 1854 as Document No. 51099), being a subdivision of Lots 5 and 6 in the Circuit Court Partition (Ante Fire plat - recording info not available) of the Southwest 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots A, B and C in the Superior Court Commissioners' Partition of Amos J. Snell Estate (plat recorded February 12, 1889 as Document No. 116962) in Lots 9, 10 and 11 in Block 1 in Union Park Addition to Chicago (Ante Fire plat recorded May 20, 1854 as Document No. 51099), being a subdivision of Lots 5 and 6 in the Circuit Court Partition (Ante Fire plat - recording info not available) of the Southwest 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Exclusive, permanent easements for the benefit of Parcels 1 and 2 (taken as a tract) as granted in Section 3 of the Encroachment and Development Easement Agreement made by and between MP Union Park, LLC, (Apartment Parcel Owner) and 1436 Randolph, LLC, (Office Parcel Owner) recorded July 20, 2020 as Document No. 2020240089, over the Easement Area as described and depicted therein.

Parcel 4:

Non-exclusive, temporary easements for Access for the benefit of Parcels 1 and 2 (taken as a tract) as granted in Section 3 of the Maintenance and Artwork Easement made by and between MP UNION PARK, LLC, a Delaware limited liability company (Apartment Parcel Owner) and 1436 LOFT OFFICES, LLC, an Illinois limited liability company (Office Parcel Owner), recorded November 4, 2022 as Document No. 2230847159 over those portions of the Office Parcel as described therein.

PINs: 17-08-322-010-0000, 17-08-322-011-0000, 17-08-322-012-0000, 17-08-322-013-0000, 17-08-322-018-0000 and 17-08-322-019-0000

Common Address: 1454 West Randolph, Chicago, Illinois 60607

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR OR AGENT:

Dated: 11/2/22, 2022


Darren Sloniger

Subscribed and sworn to before me this 2nd day of NOVEMBER, 2022.

Karen M. Rediger
Notary Public




My Commission Expires: 4/10/26

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

Dated: 11/2/22, 2022


Darren Sloniger

Subscribed and sworn to before me this 2nd day of NOVEMBER, 2022.

Karen M. Rediger
Notary Public



My Commission Expires: 4/10/26

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)