



Doc# 2326857039 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/25/2023 03:07 PM PG: 1 OF 7

THIS INSTRUMENT WAS PREPARED BY:

Greenberg Glusker Fields Claman
& Machtinger LLP
2049 Century Park East, Suite 2600
Los Angeles, CA 90067

MAIL AFTER RECORDING TO AND MAIL TAX STATEMENTS TO:

Columbia II Old Town Square, LLC
c/o Regency Centers
Attn: Barry Argalac
One Independence Drive, Suite 114
Jacksonville, FL 32202

This space reserved for Recorder's use only.

WARRANTY DEED

The grantor, USPP OLD TOWN SQUARE, L.C, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

COLUMBIA II OLD TOWN SQUARE, LLC, a Delaware limited liability company ("Grantee") the certain real property situated in the County of Cook in the State of Illinois and described on Exhibit A attached hereto and incorporated herein by this reference TO HAVE AND TO HOLD the said premises as on Exhibit A.

Address of Property: 420 W. Division St., Chicago, IL 60610.

Permanent Index Number(s): 17-04-143-066-0000, 17-04-143-067-0000, 17-04-143-068-0000, 17-04-143-069-0000, 17-04-143-070-0000, 17-04-143-071-0000, 17-04-143-072-0000, 17-04-143-073-0000, 17-04-143-074-0000, 17-04-134-014-0000, 17-04-134-016-0000, 17-04-143-030-0000, 17-04-143-031-0000, 17-04-143-034-0000, 17-04-143-035-0000, 17-04-143-046-0000, 17-04-143-050-0000, 17-04-143-053-0000, and 17-04-143-055-0000

[Signature Page Follows Immediately]

FIDELITY NATIONAL TITLE FCHT2300463LI

1 of 1

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these present, as of the 19th day of September, 2023.

"GRANTOR"

USPP OLD TOWN SQUARE, LLC,
a Delaware limited liability company



By: PRINCIPAL REAL ESTATE INVESTORS, LLC,
a Delaware limited liability company,
its authorized signatory


By: 
Name: Emily J. Kell
Title: Vp Acquisitions/Dispositions

By: 
Name: David Straka
Title: Managing Director
Asset Management

[Notary Page Follows Immediately]

Grantee Address:
Columbia II Old Town Square, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

REAL ESTATE TRANSFER TAX		22-Sep-2023	
		COUNTY:	13,755.00
		ILLINOIS:	27,510.00
		TOTAL:	41,265.00
17-04-134-014-0000 20230901628442 0-121-635-792			

REAL ESTATE TRANSFER TAX		22-Sep-2023	
		CHICAGO:	206,325.00
		CTA:	82,530.00
		TOTAL:	288,855.00 *
17-04-134-014-0000 20230901628442 0-243-205-072			

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

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State of Iowa
County of Polk

This instrument was acknowledged before me on September 14, 2023 by Emily J. Kell as Dir-Acquisitions/Dispositions of Principal Real Estate Investors, LLC as authorized signatory of USPP Old Town Square, LLC.

(Stamp or Seal)



Alma R. Hackbart

(Signature of notarial officer)

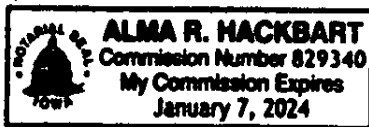
Notary Public of Iowa

My commission expires: 1-7-2024

State of Iowa
County of Polk

This instrument was acknowledged before me on September 14, 2023 by David Straka as Managing Director - Asset Management of Principal Real Estate Investors, LLC as authorized signatory of USPP Old Town Square, LLC.

(Stamp or Seal)



Alma R. Hackbart

(Signature of notarial officer)

Notary Public of Iowa

My commission expires: 1-7-2024

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Exhibit A Legal Description

PARCEL 1:

LOT 10 (EXCEPT THE NORTH 30.00 FEET AND EXCEPT THE EAST 100.00 FEET THEREOF) IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 16 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 16 FALLING IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/2 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4 AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1, 2 AND 3 IN SUBDIVISION OF THE EAST 100.00 FEET OF THE SOUTH 78.0 FEET OF LOT 10 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 AND 4 IN THE SUBDIVISION OF LOTS 14 AND 15 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE SOUTH 3.646M 11.96 FEET) OF LOT 4 AND EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF AFORESAID LOT 1; THENCE SOUTHEASTERLY 7.024M (23.04 FEET) TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG A STRAIGHT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1, SAID POINT BEING 0.979M (3.21 FEET) NORTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY 6.699M (21.98 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF SUB-LOTS 2 AND 3 OF LOTS 14 AND 15 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

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BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID LOT 5; THENCE NORTHERLY TO A POINT THAT IS 3.646M (11.96 FEET) NORTH OF AFORESAID CORNER AND ON THE EAST LINE OF SAID LOT 5; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT OF CURVE, SAID POINT BEING 3.732M (12.24 FEET) WESTERLY OF THE EAST LINE AND 3.646M (11.96 FEET) NORTHERLY OF THE SOUTH LINE OF SAID LOT 4; SAID CURVE HAVING A RADIUS OF 21.021M (69.0 FEET) AND AN ARC LENGTH OF 13.545M (44.44 FEET), CONCAVE TO NORTHEAST AND BEARS NORTHWESTERLY TO A POINT OF TANGENT, SAID POINT OF TANGENT BEING 4.241M (13.91 FEET) NORTHEASTERLY OF THE SOUTHERLY LINE AND 6.504M (21.34 FEET) SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 3; THENCE ALONG A STRAIGHT LINE TO A POINT OF THE NORTHWESTERLY LINE OF SAID LOT 1, SAID POINT BEING 0.979M (3.21 FEET) NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 5, ALSO BEING THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1 TO 9, BOTH INCLUSIVE IN ASSESSOR'S DIVISION OF LOTS 11, 12 AND 13 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART OF SUB LOTS 6 TO 9, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF WEST DIVISION STREET AND NORTH SEDGWICK STREET, ALSO BEING THE SOUTHEAST CORNER OF AFORESAID LOT 6; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 6 TO A POINT THAT IS 6.674M (21.89 FEET) NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG A STRAIGHT LINE TO A POINT THAT IS 3.030M (9.94 FEET) WEST OF THE EAST LINE AND 3.646M (11.96 FEET) NORTH OF THE SOUTH LINE OF SAID LOT 6; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT THAT IS 3.646M (11.96 FEET) NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 9 AND ON THE WEST LINE OF SAID LOT 9; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOTS 6, ALSO BEING THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOTS 6 AND 7 IN THE SUBDIVISION OF LOT 9 AND THE NORTH 30.00 FEET OF LOT 10 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THE EAST 12.00 FEET OF LOT 5 IN SUBDIVISION OF LOT 9 AND THE NORTH 30.00 FEET OF LOT 10 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

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ALL OF THE 12-FOOT VACATED NORTH/SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 6 AND 7 IN THE SUBDIVISION OF LOT 9 AND THE NORTH 30.00 FEET OF LOT 10 IN SAID BUTTERFIELD'S ADDITION TO CHICAGO, LYING SOUTH OF THE NORTH LINE, EXTENDED WEST OF SAID LOT 7 AND LYING NORTH OF THE SOUTH LINE, EXTENDED WEST OF SAID LOT 6, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

ALL OF THE 12-FOOT VACATED EAST/WEST ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 4 IN SAID OSCAR MAYER'S RESUBDIVISION, LYING WEST OF THE EAST LINE, EXTENDED SOUTH OF SAID LOT 4 AND LYING EAST OF THE MOST EASTERN WESTERLY LINE OF SAID LOT 4, EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

ALL THAT PART OF THE NORTH AND SOUTH AND NORTHWESTERLY AND SOUTHEASTERLY 12-FOOT VACATED ALLEY LYING EASTERLY OF THE EAST LINE OF LOT 1, LYING WESTERLY OF THE WESTERLY LINE AND SAID WESTERLY LINE EXTENDED SOUTH OF LOT 4 IN SAID OSCAR MAYER'S RESUBDIVISION, LYING NORTHERLY OF THE MOST SOUTHERLY SOUTH LINE EXTENDED EAST OF SAID LOT 1 AND LYING SOUTHERLY AND SOUTHEASTERLY OF THE MOST NORTHERN SOUTHERLY LINE OF SAID LOT 1, IN COOK COUNTY, ILLINOIS.

PARCEL 12:

LOTS 1 TO 4, INCLUSIVE, IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 21, 1980 AS DOCUMENT NUMBER 25677341 AND REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, NOVEMBER 21, 1980 AS DOCUMENT NUMBER LR3189994, (EXCEPT THE NORTH 22.00 FEET OF LOTS 2 AND 3 AND EXCEPT THAT PART OF LOT 2, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID LOT 2 THROUGH A POINT THEREIN 109.75 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2), IN COOK COUNTY, ILLINOIS.

PARCEL 13:

LOT 1 (EXCEPT THE NORTH 22.0 FEET THEREOF) AND LOTS 2, 3 AND 4 IN THE SUBDIVISION OF BLOCK 8 AND STREET IN BLOCK 9 IN BUTTERFIELD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

ALL OF THE NORTH/SOUTH 12-FOOT VACATED ALLEY LYING WEST OF AND ADJOINING LOT 1 (EXCEPT THE NORTH 22.00 FEET THEREOF) AND LOTS 2, 3 AND 4 IN THE SUBDIVISION OF BLOCK 8 AND STREET IN BLOCK 9 IN BUTTERFIELD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 14:

THAT PART OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOTS 18 AND 19 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE SOUTHEASTERLY EXTENSION OF THE WEST LINE OF LOT 2 IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 21, 1980 AS DOCUMENT NUMBER 25677341 AND REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, NOVEMBER 21, 1980 AS DOCUMENT NUMBER LR3189994, IN COOK COUNTY, ILLINOIS.

PARCEL 15:

THAT PART OF VACATED WEST SCOTT STREET, LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 3 TO THE NORTHEAST CORNER OF LOT 4 IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 21, 1980 AS DOCUMENT NUMBER 25677341 AND REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, NOVEMBER 21, 1980 AS DOCUMENT NUMBER LR3189994, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF VACATED HUDSON AVENUE, LYING BETWEEN LOTS 2 AND 3 IN OSCAR MAYER'S RESUBDIVISION AND LYING NORTH OF VACATED WEST SCOTT STREET AND LYING SOUTH OF A LINE 22.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST GOETHE STREET IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE EAST/WEST VACATED ALLEY; TOGETHER WITH THAT PART OF THE NORTHEASTERLY/SOUTHWESTERLY VACATED ALLEY, LYING WEST OF THE WEST LINE OF VACATED NORTH HUDSON AVENUE EXTENDED SOUTH AND LYING EAST OF THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 13.00 FEET OF LOT 2 IN THE SUBDIVISION OF LOTS 18 AND 19 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Additional Property Addresses: 1229-1339 N Clybourn Ave and 1234 N. Sedgwick Street