

# UNOFFICIAL COPY

This instrument was prepared by:

Randal J. Selig  
Selig Law Firm  
150 N. Riverside Plaza  
Suite 1810  
Chicago, IL 60606

After recording mail to:

Randal J. Selig  
Selig Law Firm  
150 N. Riverside Plaza  
Suite 1810  
Chicago, IL 60606



Doc# 2327233005 Fee \$67.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2023 10:47 AM PG: 1 OF 9

For Recorder's Use Only

## SPECIAL WARRANTY DEED

**920 LAKE STREET OWNER LLC**, a Delaware limited liability company, as successor by name change to 919 W Fulton Partners LLC, having an address of 14 West Superior Street, Suite 200, Chicago, Illinois 60654 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **919 W FULTON OFFICE OWNER LLC**, a Delaware limited liability company, having an address of 14 West Superior Street, Suite 200, Chicago, Illinois 60654 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY, REMISE, RELEASE, ASSIGN, GRANT, BARGAIN, SELL and ALIEN unto Grantee, and to its successors and assigns, all that certain parcel of real estate located in the City of Chicago, Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, 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, 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 matters set forth on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

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

AND Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything


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whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except for the "Permitted Exceptions" shown on Exhibit B attached hereto and made a part hereof herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the "Permitted Exceptions" shown on Exhibit B attached hereto and made a part hereof.

*Signature Page Follows*

REAL ESTATE TRANSFER TAX		28-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-08-424-001-0000   20230901636321   0-781-894-608		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-08-424-001-0000   20230901636321   0-481-674-192		



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Exempt under Provisions of Sub-Paragraph (e) of the Real Estate Transfer Tax Law 35 ILCS 200/31-45; Cook County Ordinance 74-106, Paragraph (5); and Chicago Real Property Transfer Tax Ordinance 3-33-060, Paragraph E

Date: September 26, 2023



Rostislav Babel for Grantor

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## EXHIBIT A (TO SPECIAL WARRANTY DEED)

### Legal Description

Lots 3, 4, 5, 6, 9, 10, 15, and 16 in Block 21 in Carpenter's Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

and,

Part of Lot 14 in Block 21 in Carpenter's Addition to Chicago in the Southeast 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, lying West of the Southerly extension of the East line of Lot 10 in Block 21 in said Carpenter's Addition to Chicago, in Cook County, Illinois.

Commonly known as: 919 W. Fulton St., Chicago, Illinois

Permanent Tax Number(s): 17-08-424-001-0000, 17-08-424-006-0000, 17-08-424-007-0000, 17-08-424-012-0000, 17-08-424-013-0000 (part of), 17-08-424-016-0000, 17-08-424-017-0000, 17-08-424-018-0000

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## EXHIBIT B (TO SPECIAL WARRANTY DEED)

### Permitted Exceptions

#### Standard Exceptions:

d. Any lien, or right to a lien, for services, labor, equipment or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

General real estate taxes for the year(s) 2022, second installment, 2023 and subsequent years not yet due and payable.

Terms, provisions and conditions contained in the No Further Remediation Letter recorded September 14, 2000 as document number 00716253, and as shown on the ALTA/NSP Land Title Survey prepared by Spaceco Inc. dated March 30, 2023 and last revised July 11, 2023 as job number 11063.03.

The land lies within the Fulton- Randolph Market District which has been designated as a Chicago Landmark by ordinance recorded April 11, 2016 as document number 1610234060, and the terms and conditions contained therein.

Notices of Designation as a Chicago Landmark was recorded as document numbers 1718742082, 1718742083, 1718842031, 1718842033, 1718842034, 1718842037, 1718842038 and 1718842039 relating to the above ordinance.

Proceedings pending on a complaint filed on December 7, 2021, as Case No. 21M1-401732, Circuit Court of Cook County, by the City of Chicago and against Lake Street Lots, LLC, PNC Bank, NA, for building code violations.

Note: Lis Pendens notice recorded as document number 2202708036. Note: We have not made an examination of said proceedings.

Matters as disclosed on the ALTA/NSPS Land Title Survey prepared by Spaceco Inc. dated March 30, 2023 and last revised September 22, 2023 as job number 11063.03 (the "Survey"), as follows:

A) Encroachment of multi-story brick building located on the property East and onto the Land by varying distances up to 0.62 feet.  
(Affects that part of Lot 14)

B) Encroachment of columns over the South and West lines of the Land and onto the public right of way by varying distances up to 0.3 feet.

(Affects Lots 10, 15, 16, and that part of Lot 14)

C) Encroachment of multi-story brick building located on the property East and onto the Land by varying distances up to 0.59 feet.

(Affects Lot 3)

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Terms and conditions of the Declaration of Covenants, Conditions, Easements and Restrictions dated [ ] and recorded [ ] as document number [ ] made by 919 W Fulton Partners LLC, a Delaware limited liability company, Declarant.

Terms and conditions of Office Lease Agreement dated as of January 31, 2023, which lease does not include an option to purchase or right of first refusal, as memorialized by Memorandum of Lease Agreement dated as of June 30, 2023 and recorded July 5, 2023 as document number 2318610191 made by and between 919 W Fulton Partners LLC, a Delaware limited liability company, landlord, and Harrison Street Real Estate Capital, LLC, a Delaware limited liability company, tenant, which lease does not include an option to purchase the Land or right of first refusal to purchase the Land.

Construction Mortgage, Security Agreement and Fixture Filing dated [ ] and recorded [ ] as document number [ ] made by 919 W Fulton Office Owner LLC, a Delaware limited liability company, to Bank OZK, to secure an indebtedness in the amount of \$112,904,775.00.

Assignment of Rents and Revenues dated [ ] and recorded [ ] as document number [ ] made by 919 W Fulton Office Owner LLC, a Delaware limited liability company, to Bank OZK.

Security interest of Bank OZK, secured party, in certain described chattels on the land, as disclosed by Financing Statement by 919 W. Fulton Office Owner LLC, debtor, and recorded on [ ] as document number [ ].

Terms and conditions of unrecorded Lease Agreement dated as of September [ ], 2023 executed by and between 919 W Fulton Partners LLC, a Delaware limited liability company, landlord, and GRG Fulton Market LLC, an Illinois limited liability company, tenant, which lease does not include an option to purchase or right of first refusal.

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## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF COOK )

Rostislav Babel, not personally, but solely in his capacity as authorized signatory of the grantor, 919 W Fulton Partners LLC, a Delaware limited liability company, being duly sworn on oath, states that he/she resides at 1035 N. Dearborn, Unit 10E, Chicago, Illinois 60610. Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_
- C. The division does not meet any of the above criteria and must have county approval (page 2).  
Legal description prepared by: \_\_\_\_\_

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me ANDREW J. ABRAMS  
this 1st day of September, 2023.

Signature of Notary Public

Signature of Affiant  
**ANDREW J. ABRAMS**  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires Nov 18, 2025



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## STATEMENT BY GRANTOR AND GRANTEE

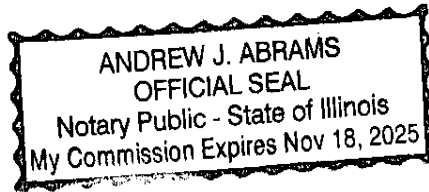
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: Sept 26, 2023

Signature: 

Rostislav Babel  
for Grantor

Subscribed and sworn to before me  
By the said Rostislav Babel  
This 16<sup>th</sup> day of September, 2023  
Notary Public



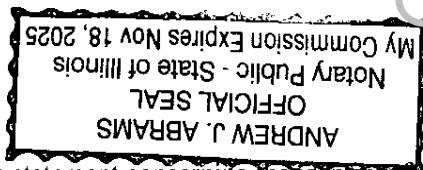
The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: Sept 26, 2023

Signature: 

Rostislav Babel for  
Grantee

Subscribed and sworn to before me by the said Rostislav  
Babel  
This 19<sup>th</sup> day of September, 2023  
Notary Public



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.)

