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Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2023 03:00 PM Pg: 1 of 4

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After Recording Mail To:
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Northbrook, IL 60062

Mail Tax Bills To:
GARD NEWCO LLC
55 West Wacker Drive, Suite 301
Chicago, Illinois 60601

Dec ID 20231001642454
ST/CO Stamp 1-836-938-192 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 1-619-948-496 City Tax: \$11,025.00

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

55 WACKER UPPER 2, 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, and **GARD NEWCO LLC**, an Illinois limited liability company (“**Grantee**”) the property legally described on **Exhibit A** attached hereto and made a part hereof, together with all singular hereditaments and appurtenances thereto (collectively, the “**Property**”).

This conveyance is made and accepted subject to all matters (the “**Permitted Exceptions**”) set forth in **Exhibit B**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee’s successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee’s successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

(Signature to Follow.)

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EXHIBIT A TO DEED

PARCEL 1:

LOTS 3N, 3P, 3Q, 3D AND 3M IN THE 55 WEST WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 17 IN THE EAST PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403102, AND LETTER OF CORRECTION RECORDED JANUARY 19, 2011 AS DOCUMENT 1101931066, IN COOK COUNTY, ILLINOIS.

PARCEL 2:



NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1990 AND RECORDED AS DOCUMENT 91092145 FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS TO, FROM, AND THROUGH THE PLAZA (AS DEFINED IN SAID AGREEMENT) AND WALKWAY (AS DEFINED IN SAID AGREEMENT) FOR GRANTOR AND GRANTEE AND THEIR RESPECTIVE AGENTS AND FOR THE TENANTS OF GRANTOR'S BUILDING AND GRANTEE'S BUILDING AND THEIR EMPLOYEES, AGENTS AND INVITEES OVER THAT PART OF THE LAND AS DESCRIBED WITHIN SAID AGREEMENT AND AS DEPICTED ON EXHIBIT C OF SAID AGREEMENT.

PARCEL 3:


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 55 WEST WACKER DRIVE, MADE BY 55 CHICAGO PARTNERS, LLC, DATED OCTOBER 23, 2007 AND RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734403103, IN COOK COUNTY, ILLINOIS; AS AMENDED BY CERTIFICATE RECORDED OCTOBER 15, 2013 AS DOCUMENT 1328844037; AS AMENDED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR 55 WEST WACKER DRIVE RECORDED OCTOBER 12, 2016 AS DOCUMENT 1628629066.

STREET ADDRESS: Suite 310, 55 W. Wacker Drive, Chicago, Illinois 60601

PINS: 17-09-423-086-0000
 17-09-423-094-0000
 17-09-423-095-0000
 17-09-423-096-0000
 17-09-423-097-0000

REAL ESTATE TRANSFER TAX		10-Oct-2023
	COUNTY:	525.00
	ILLINOIS:	1,050.00
	TOTAL:	1,575.00

17-09-423-086-0000 | 20231001642454 | 1-836-938-192

REAL ESTATE TRANSFER TAX		10-Oct-2023
	CHICAGO:	7,875.00
	CTA:	3,150.00
	TOTAL:	11,025.00 *

17-09-423-086-0000 | 20231001642454 | 1-619-948-496

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

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. Taxes which are not now due and payable.
2. Terms, conditions, provisions, limitations and easements contained in the Agreement recorded February 28, 1991 as document 91092145, together with the rights of the adjoining owners in and to the concurrent use of said easements.

Note: Memorandum of completion recorded January 26, 1995 as document 95047495.

3. Declaration of Covenants, Restrictions and Easements for 55 West Wacker Drive recorded December 10, 2007 as document 0734403103, and the terms and provisions contained therein, including provisions for liens, together with the rights of the adjoining owners in and to the concurrent use of said easements; as amended by:

Amended and Restated Declaration of Covenants, Restrictions and Easements for 55 West Wacker Drive recorded October 12, 2016, as document 1628629066.

Certificate to approve the Amendment to the By-Laws recorded October 15, 2013, as document 1328844037.

Certificate to approve the Amended and Restated By-Laws recorded October 13, 2016, as document 1628729044.

Certificate to approve Amended and Restated Articles of Incorporation of the Association recorded October 13, 2016, as document 1628729043.

Assignment of Declarant Rights made by 55 Chicago Partners LLC to 55 Wacker Upper, LLC recorded October 14, 2016, as document 1628845089.