

THIS DOCUMENT WAS
PREPARED BY:

Debevoise & Plimpton LLP
66 Hudson Boulevard
New York, NY 10001
Attn: Hymie A. Anteby



Doc# 2334234026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/08/2023 02:11 PM PG: 1 OF 5

AFTER RECORDING RETURN TO:

Patzik, Frank & Samotny LTD.
200 South Wacker Drive, Suite 2700
Chicago, IL 60606
Attn: John W. Morse

(This space reserved for recording date)

SPECIAL WARRANTY DEED

311 WEST ILLINOIS STREET OWNER LLC, a Delaware limited liability company (“Grantor”), whose mailing address c/o The John Buck Company, 151 North Franklin, Suite 300, Chicago, Illinois 60607, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by **CHICAGO 311 ILLINOIS LLC** (as to a 69.588% undivided tenant-in-common interest), **311 WEST ILLINOIS RJF LLC** (as to a 4.412% undivided tenant-in-common interest), **311 RPF-BUFFALO CREEK, LLC** (as to a 9.00% undivided tenant-in-common interest) and **311 ILLINOIS RM DELAWARE LLC** (as to a 17.00% undivided tenant-in-common interest), each a Delaware limited liability company, as tenants-in-common (collectively, “Grantee”), whose mailing address is c/o Vista Properties, 2 Ethel Road, Suite 205A, Edison, NJ 08817, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, CONVEY, BARGAIN and SELL to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof together with all appurtenances and hereditaments thereto and all improvements situated thereon (the “Property”); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever. Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

Permanent Index Number(s): 17-09-250-003-0000; 17-09-250-004-0000, 17-09-250-005-0000, 17-09-250-06-0000

Property Address: 311 West Illinois St, Chicago, IL 60654

[Signature Page Follows.]

1707
CCH12205306Li -DS

UNOFFICIAL COPY

EXECUTED this 4th day of December, 2023, and EFFECTIVE upon delivery to Grantee.

311 WEST ILLINOIS STREET OWNER LLC,
a Delaware limited liability company

By: Jeanne Lazar
Name: Jeanne Lazar
Title: Authorized Signatory

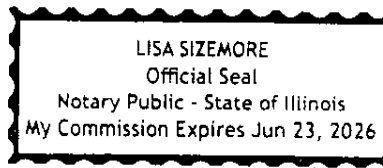
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY that Jeanne Lazar personally known to me to be the Authorized Signatory of 311 West Illinois Street Owner LLC, a Delaware limited liability company, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of December, 2023.

Lisa Sizemore
Notary Public

Commission Expires: June 23, 2026



Mail tax bills to:

311 West Illinois St
Chicago, IL 60654
Attn: Property Manager

REAL ESTATE TRANSFER TAX		08-Dec-2023
	COUNTY:	38,000.00
	ILLINOIS:	76,000.00
	TOTAL:	114,000.00
17-09-250-003-0000		20231101677489 1-878-097-968

REAL ESTATE TRANSFER TAX		08-Dec-2023
	CHICAGO:	570,000.00
	CTA:	228,000.00
	TOTAL:	798,000.00 *

17-09-250-003-0000 | 20231101677489 | 0-082-542-640

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

UNOFFICIAL COPY

Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Lots 1 through 6, inclusive, together with that part of Lot 7 in Block 4 in Butler, Wright & Webster's Addition to Chicago in the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying East of the following described line:

Beginning at a point on the North line of Lot 7 aforesaid 6.08 feet West of the Northeast corner thereof; thence Southerly along a line drawn 6.08 feet West of and parallel with the East line of said Lot 7, a distance of 76.05 feet; thence Easterly perpendicular to the last described line, 2.08 feet; thence Southerly along a line drawn 4.00 feet West of and parallel with the East line of said Lot 7, a distance of 24.00 feet to the South line of said Lot 7, being the Southerly terminus of the herein described line, in Cook County, Illinois.

UNOFFICIAL COPY

Exhibit B to Special Warranty Deed

PERMITTED EXCEPTIONS FOR THE PROPERTY

1. Taxes for the year 2023, a lien not yet due or payable.
2. Existing unrecorded leases and all rights thereunder of tenants, as residential tenants only, with no options to purchase, rights of first refusal, or rights of first offer.
3. The Land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as document no. 91075841, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
4. Parking Area Easement and Operating Agreement dated June 7, 2016 and recorded June 7, 2016 as document no. 1615916068 by 311 West Illinois Street Owner LLC, a Delaware limited liability company (Residential Owner) and Order of Friar Servants of Mary, USA Province Inc., an Illinois corporation (Parking Easement Owner), relating in part to grant of parking area easement and easements appurtenant; easements appurtenant to the property; maintenance obligations; indemnifications, covenants of owners; insurance; damage to the building; debts, interest and remedies; arbitration; unavoidable delays; condemnation; alterations; estoppel certificates; notices and approvals; general; limitation of liability, and real estate taxes.
5. Easements, terms, provisions, and conditions contained in the No Build Easement Agreement made by and between Order of Friar Servants of Mary, USA Province, Inc. and 311 West Illinois Street Owner, LLC, dated October 6, 2016 and recorded October 18, 2016 as document no. 1629244002 and First Amendment to No Build Easement dated November 29, 2023 and recorded December 1, 2023 as Document No. 2333515023.
6. Easement in gross in favor of Comcast of Chicago, Inc., its successors and assigns, pursuant to an Agreement dated July 10, 2017, to provide certain broadband communications services to the Premises, as set forth in the Grant of Easement made by 311 West Illinois Street Owner LLC, a Delaware limited liability company, recorded July 1, 2019 as document no. 1918213043, and the provisions relating thereto.
7. Encroachment of a commercial building over the North line of the Land, onto the public way, by 0.05 to 0.12 feet as disclosed by the ALTA/NSPS Land Title Survey prepared by Robert M. Raimondi of National Survey Service, Inc., dated October 30, 2023, Survey No. N-130939.
8. Encroachment of canopies over the North line of the Land, onto the public way, by 1.38 to 1.47 feet, as disclosed by the ALTA/NSPS Land Title Survey prepared by Robert M. Raimondi of National Survey Service, Inc., dated October 30, 2023, Survey No. N-130939.

UNOFFICIAL COPY

9. Access and Maintenance Easement Agreement, dated as of November 29, 2023, between Order of Friar Servants of Mary, USA Province Inc., an Illinois corporation, and 311 West Street Owner LLC, a Delaware limited liability company, recorded December 1, 2023, as Document No. 2333515022 in the Official Records of Cook County, Illinois.
10. Post Closing Agreement dated as of June 7, 2016 by and between Assignor and the Order of Friar Servants of Mary, USA Province, Inc.

Property of Cook County Clerk's Office