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\*23347150280\*

This Instrument Prepared by:  
Adam T. Berkoff, Esq.  
DLA Piper LLP (US)  
444 West Lake Street  
Suite 900  
Chicago, Illinois 60606

Doc# 2334715028 Fee \$65.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/13/2023 02:00 PM PG: 1 OF 8

After Recording Return to:  
Kimberly Freeland  
Law Office of Kimberly Freeland  
806 N Peoria St  
Chicago, IL 60642

*This space reserved for Recorder's use only.*

Send Subsequent Tax Bills to:  
Nicholas L. Powills, Trustee of the  
Nicholas L. Powills Declaration of Trust  
dated June 8, 2016; and Sharon R. Powills, Trustee of the Sharon R. Powills Declaration of Trust dated June 8, 2016  
435 North Michigan Ave, Unit 306  
Chicago, Illinois 60611

435NMECH306NC  
NH 1 of 4

**SPECIAL WARRANTY DEED**

This Indenture is made as of December 12, 2023, between Tribune Tower West (Chicago) Owner, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Golub Realty Services LLC, 625 North Michigan Avenue, Suite 2000, Chicago, IL 60611, and Nicholas L. Powills, Trustee of the Nicholas L. Powills Declaration of Trust dated June 8, 2016; and Sharon R. Powills, Trustee of the Sharon R. Powills Declaration of Trust dated June 8, 2016, ("Grantee"), whose address is 435 N Michigan Ave unit 610, Chicago, IL 60611;

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

**TRIBUNE TOWER WEST (CHICAGO)  
OWNER, LLC**, a Delaware limited liability  
company

By: **TRIBUNE TOWER WEST (CHICAGO)  
VENTURE, LLC**, a Delaware limited  
liability company, its Member

By: **Golub Trib Investors, LLC**,  
a Delaware limited liability  
company, its Managing Member

By: **Golub Real Estate Corp.**,  
an Illinois corporation, its  
Manager

By: Sara Martens  
Name: Sara Martens  
Its: Authorized Signatory

Property of Cook County Clerk's Office

STATE OF ILLINOIS    )  
  ) SS  
COUNTY OF COOK     )

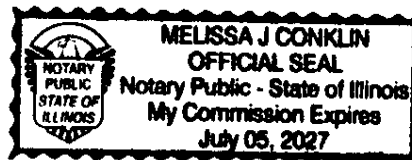
I, Melissa J Conklin, a Notary Public in and for the County and State aforesaid, do hereby certify that Sara Martens, as Authorized Signatory of Golub Real Estate Corp., an Illinois corporation, which is the manager of Golub Trib Investors, LLC, a Delaware limited liability company, which is the managing member of Tribune Tower West (Chicago) Venture, LLC, a Delaware limited liability company, which is the member of Tribune Tower West (Chicago) Owner, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his/her own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4 day of December, 2023

Melissa J Conklin  
Notary Public

My Commission Expires:

July 5, 2027



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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Unit Number(s) 306 & P49, P5 and P6, in the 435 North Michigan Avenue Condominium as delineated on a survey of the following described real estate:

That part of blocks 7 and 9 in Kinzie's addition to Chicago, including therein the East and West alley vacated by ordinance recorded as Document Number 8011744, also including that part of North Michigan Avenue vacated by Ordinance recorded as Document Number 8048532, and part of vacated North St. Clair Street lying East and adjacent to the East line of said Block 9 and that part of vacated East Hubbard Street lying South and adjacent to the South line of said Block 9 and also that part of vacated East Hubbard Street, vacated by Ordinance recorded as Document Number 17589403, being a Subdivision of the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County Illinois; which survey is attached as Exhibit A to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-laws for 435 North Michigan Avenue Condominium recorded June 30, 2021 as Document Number 2118122014, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County Illinois.

Parcel 2:

The exclusive right to the use of S30, [Storage Space] being a limited common element as delineated on the survey attached to the Declaration aforesaid recorded June 30, 2021 as Document Number 2118122014, as amended from time to time.

Address: Unit 306, 435 North Michigan Avenue, Chicago, Illinois 60611

Part of PINs:

17-10-130-003-0000; 17-10-130-004-0000; 17-10-130-005-0000; 17-10-130-006-0000; 17-10-130-011-0000; 17-10-130-012-0000; 17-10-134-001-0000; 17-10-130-017-0000; 17-10-130-018-0000; 17-10-130-019-0000; 17-10-130-020-0000; 17-10-130-023-1002; 17-10-130-023-1119; 17-10-130-023-1120; 17-10-130-023-1161

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

- (1) General real estate taxes not due and payable on the date hereof;
- (2) The Illinois Condominium Property Act;
- (3) Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws relating to 435 North Michigan Avenue Condominium, dated June 29, 2021 and recorded on June 30, 2021 in the Office of the Cook County Recorder of Deeds as Document Number 2118122014 (as amended from time to time);
- (4) Applicable zoning and building laws and ordinances and other ordinances of record (including applicable landmark designations and restrictions);
- (5) Encroachments, if any, which do not materially affect the use of the Residential Unit as a residence;
- (6) Leases and licenses affecting the Common Elements;
- (7) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Residential Unit as a residence;
- (8) Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Recorder of Deeds of Cook County on June 30, 2021 as Document No. 2118122010 (as amended from time to time);
- (9) Umbrella Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Recorder of Deeds of Cook County on June 30, 2021 as Document No. 2118122009 (as amended from time to time);
- (10) Operating and Easement Agreement recorded with the Recorder of Deeds of Cook County on June 30, 2021 as Document No. 2118122013.
- (11) Vault Easement Agreement recorded with the Recorder of Deeds of Cook County on October 23, 2020 as Document No. 2029706268, Ordinance recorded October 23, 2020 as Document No. 2029706269, and Plat recorded October 23, 2020 as document number 2029706270.
- (12) Any construction easement agreement including all amendments and exhibits thereto;
- (13) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (14) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense; and

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(15) Rights of the public, the City of Chicago and the State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any.

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CHICAGO, IL 60602-1387  
118 N. CLARK ST. ROOM 120

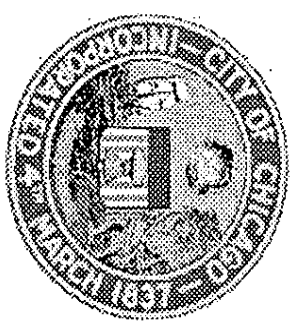
COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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**REAL ESTATE TRANSFER TAX**

12-Dec-2023



<b>CHICAGO:</b>	27,750.00
<b>CTA:</b>	11,100.00
<b>TOTAL:</b>	38,850.00 *

17-10-130-003-0000 | 20231201689948 | 1-754-210-352

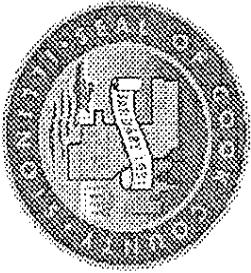
Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

12-Dec-2023



<b>COUNTY:</b>	1,850.00
<b>ILLINOIS:</b>	3,700.00
<b>TOTAL:</b>	5,550.00

17-10-130-003-0000 | 20231201689948 | 0-592-429-104

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