

UNOFFICIAL COPY

Doc#: 2335413061 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2023 09:52 AM Pg: 1 of 9

This instrument prepared by:

Neal Gerber & Eisenberg LLP
2 N LaSalle Street, Suite 1700
Chicago, IL 60602
Attn: Elizabeth Radichel, Esq.

After recording return to:

Barack Ferrazzano Kirschbaum & Nagelberg
LLP
200 West Madison Street, Suite 3900
Chicago, IL 60606
Attn: Dapo Adedeji

Send future tax bills to:

c/o Farpoint Development
120 N. Racine Ave., Suite 200
Chicago, IL 60607
Attn: Stefani Gutmann

Dec ID 20230901623966
ST/CO Stamp 1-151-766-576 ST Tax \$40,000.00 CO Tax \$20,000.00
City Stamp 0-530-731-056 City Tax: \$420,000.00

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **830 NMA, LLC**, a Delaware limited liability company ("**Grantor**"), having an address of c/o Brookfield Properties, 350 North Orleans St., Suite 300, Chicago, Illinois 60654-1607, does hereby grant, bargain, sell, transfer and convey to **830 NMA Owner LLC**, a Delaware limited liability company ("**Grantee**"), having an address of c/o Farpoint Development, 120 N Racine Ave., Suite 200, Chicago, IL 60607, the following described real property (the "**Property**") situated in Cook County, Illinois, together with all of Grantor's rights appurtenant thereto, including the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property, and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments appurtenant thereto and all right, title and interest of Grantor in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Property or any of it:

FOR A COMPLETE DESCRIPTION OF THE PROPERTY, SEE **EXHIBIT A** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on **Exhibit B** attached hereto and by this reference made a part hereof (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property aforesaid together with all buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments appurtenant thereto and all right, title and interest of Grantor in and to any land lying in the bed of any street, alley, road or avenue, or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

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Grantor does hereby covenant that the Property is free and clear from any encumbrances done or suffered by Grantor other than the Permitted Exceptions; and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this
15th day of _____, 2023.
December

GRANTOR:

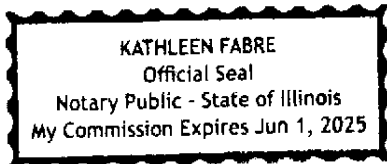
830 NMA, LLC,
a Delaware limited liability company

By: Marjorie Zessar
Name: Marjorie Zessar
Title: Authorized Signatory

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marjorie Zessar, as Authorized Signatory of 830 NMA, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument on behalf of the company, as her own free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this day of September 21, 2023.



Kathleen Fabre
Notary Public
My Commission Expires:

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 1 AND 2, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 1 AND 2, A DISTANCE OF 186.19 FEET; THENCE NORTH 0 DEGREES, 02 MINUTES, 05 SECONDS WEST 107.26 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF 186.65 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 0 DEGREES, 12 MINUTES, 49 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 107.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT BEING THE POINT OF BEGINNING OF THE HEREINABOVE DESCRIBED TRACT, ALL IN FERRY'S SUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965528, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") GRANTING A NON-EXCLUSIVE EASEMENT IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS AND TENANTS FROM TIME TO TIME OF THE AMERICAN PROPERTY AND THEIR RESPECTIVE TENANTS, SUBTENANTS, LICENSEES, CONCESSIONAIRES, SUPPLIERS, AGENTS, EMPLOYEES AND INVITEES THE EASEMENT AREA LOCATED UPON THE CHESTNUT PROPERTY FOR THE PURPOSE OF INGRESS AND EGRESS, DELIVERIES, LOADING AND UNLOADING, TRASH REMOVAL TEMPORARY PARKING OF DELIVERY AND SERVICE TRUCKS AND VEHICLES, AND PROVIDING ACCESS TO AND FROM THE SERVICeways, CORRIDORS AND FREIGHT ELEVATORS LOCATED ON THE AMERICAN PROPERTY, AS AMENDED BY AMENDMENT TO EASEMENT AGREEMENT MADE BY AND BETWEEN 111 EAST CHESTNUT CONDOMINIUM ASSOCIATION AND GROSVENOR INTERNATIONAL (AMERICAN FREEHOLDS) LIMITED, AND BBCAF-VRC, LLC, DATED SEPTEMBER 25, 2013, AND RECORDED OCTOBER 2, 2013, AS DOCUMENT 1327516040, WHICH INCLUDES EXHIBIT C-1 WHICH SUPPLEMENTS BUT DOES NOT REPLACE ORIGINAL DEPICTION IN AGREEMENT.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965531, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") GRANTING A NON-EXCLUSIVE EASEMENT IN FAVOR OF AMERICAN FREEHOLDS AND TO

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THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, THEIR RESPECTIVE TENANTS, SUBTENANTS, LICENSEES, CONCESSIONAIRES, SUPPLIERS, AGENTS, EMPLOYEES AND INVITEES, AN EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA FOR: (I) PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE FIFTH FLOOR OF THE RETAIL BUILDING, AND (II) THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE ABOVE DESCRIBED ENTRANCE AND DOORS (SUCH ENTRANCE IMPROVEMENTS AND DOORS, AND ALL REPLACEMENTS THEREOF, BEING HEREAFTER COLLECTIVELY CALLED THE "PEDESTRIAN ENTRANCE IMPROVEMENTS")

PARCEL 4:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965530, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, NA., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, A NON-EXCLUSIVE EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA, IN COMMON WITH THE OWNERS, OCCUPANTS, TENANTS, AND INVITEES OF THE CHESTNUT PROPERTY AND THEIR SUCCESSORS AND ASSIGNS, FOR: (I) THE USE OF THE EASEMENT AS A MEANS OF EMERGENCY EGRESS FROM THE AMERICAN PROPERTY AND THE CHESTNUT PROPERTY, TO PEARSON STREET, AND (II) FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE FIRE WALL AND ALARM EQUIPMENT AND SYSTEMS AS MAY BE REASONABLY LOCATED WITHIN THE EASEMENT AREA (SUCH WALL, DOORS, AND LIGHTING AND ALARM EQUIPMENT AND SYSTEMS, AND ALL REPLACEMENT THEREOF, BEING HEREAFTER COLLECTIVELY CALLED THE "EMERGENCY CORRIDOR IMPROVEMENTS").

PARCEL 5:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965529, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, AN EXCLUSIVE EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA FOR THE OPERATION, MAINTENANCE, REPAIR, SERVICING, AND REPLACEMENT OF THE FIRE PROTECTION EQUIPMENT AND SYSTEMS, A STAIRWAY AND WATER MAIN SERVING PARCEL 1 LOCATED IN THE EASEMENT AREA WHICH SERVICE THE AMERICAN PROPERTY.

COMMON ADDRESS: 830 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60611

PIN: 17-03-225-029-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Acts of Grantee, and those claiming by, through and under Grantee.
2. General real estate taxes for year 2023, and subsequent years, a lien not yet due and payable.
3. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
4. Zoning, building, land use, and other governmental and quasi-governmental laws, codes, and regulations (other than violations thereof or matters recorded in land records).
5. The Property lies within the boundaries of Special Service Area Number 12 as disclosed by ordinance recorded as document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
6. Easement over the North 3 inches of the Property for maintaining piling or steel sheeting for the purpose of supporting the south walls and foundations of the building north and adjoining the Property as created by grant from Bonwit Teller, Inc., a corporation of New York, to Midwest Building Company, a corporation of Illinois, recorded November 30, 1949 as Document 14685897.
7. Terms, provisions and conditions contained in Easement Agreement dated November 19, 1993, made by and between LaSalle national trust, n.a., as trustee under trust agreement dated May 20, 1993 and known as trust numbers 118065 and 118066 and American Freeholds, a Nevada general partnership, recorded November 26, 1993 as document 93965528, as amended by Amendment to Easement Agreement dated September 25, 2013, among 111 East Chestnut Condominium Association and Grosvenor International and BBCAF-VRC, LLC, recorded October 2, 2013 as document 1327516040.
8. Terms, provisions and conditions contained in Easement Agreement dated November 19, 1993, made by and between LaSalle national trust, n.a., as trustee under trust agreement dated May 20, 1993 and known as trust numbers 118065 and 118066 and American Freeholds, a Nevada general partnership, recorded November 26, 1993 as document 93965531.
9. Terms, provisions and conditions contained in Easement Agreement dated November 19, 1993, made by and between LaSalle national trust, na., as trustee under trust agreement dated May 20, 1993 and known as trust numbers 118065 and 118066 and American Freeholds, a Nevada general partnership, recorded November 26, 1993 as document 93965530.
10. Terms, provisions and conditions contained in Easement Agreement dated November 19, 1993, made by and between LaSalle national trust, n.a., as trustee under trust agreement dated May 20, 1993 and known as trust numbers 118065 and 118066 and American Freeholds, a Nevada general partnership, recorded November 26, 1993 as document 93965529.
11. Matters disclosed on that certain Survey prepared by Gloria Jean Koter of Land Surveying Services Inc., dated August 22, 2023, last revised November 1, 2023, under Job No. 20230790-1, shows the following:

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- a. Encroachment of one story concrete portion of the building located along the South line of the Property onto property South and adjoining (E. Pearson St) by as much as approximately 9.63 feet;
- b. Encroachment of one story concrete portion of the building located along the West line of the Property onto property by approximately .14 feet;
- c. Encroachment of canopies located along the South line of the Property.

For Informational Purposes: Declaration of Covenants made July 18, 2000 by Chestnut Street Holdings, LLC recorded July 20, 2000 as Document No. 00542401, relating to the public use of 133 garage condominium spaces located in the multi level parking facility at 111 East Chestnut Street, Chicago, Illinois.

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REAL ESTATE TRANSFER TAX

18-Dec-2023



CHICAGO:	300,000.00
CTA:	120,000.00
TOTAL:	420,000.00 *

17-03-225-029-0000 | 20230901623966 | 0-530-731-056

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

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REAL ESTATE TRANSFER TAX

18-Dec-2023



COUNTY:	20,000.00
ILLINOIS:	40,000.00
TOTAL:	60,000.00

17-03-225-029-0000

20230901623966

1-151-766-576