

# UNOFFICIAL COPY

This document was prepared by:

DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606  
Attn: Claire Rucker

After recording return to and  
mail tax bills to:

NBINV AP10, LLC  
c/o Allstate Insurance Company  
3100 Sanders Rd, Ste 201  
Northbrook, IL 60062

EXEMPT PARA. (s)  
35 ILCS 200/31-45

Charles Mark  
Date: November 22, 2023

Doc#. 2401246186 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/12/2024 02:50 PM Pg: 1 of 7

Dec ID 20231101678787  
ST/CO Stamp 0-753-410-000  
City Stamp 2-127-372-240

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

## SPECIAL WARRANTY DEED

NBINV AP12, LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by NBINV AP10, LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is c/o Allstate Insurance Company, 3100 Sanders Rd, Ste 201, Northbrook, IL 60062, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate located at 29 N. Wacker Drive, situated in the City of Chicago, County of Cook and State of Illinois (Permanent Real Estate Index Number: 17-09-453-013-0000 Vol. 510), being more particularly described in **Exhibit A** attached hereto, and made a part hereof for all purposes (the "**Property**"); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

*[Remainder of page intentionally left blank]*

When Recorded Return To:  
First American Title Insurance Company  
National Commercial Services  
18500 Van Karman Ave, Suite 600  
Irvine, CA 92612  
File No: NCS - 1154773-SA1

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this \_\_\_ day of \_\_\_\_\_, 2023.

NBINV AP12, LLC,  
a Delaware limited liability company

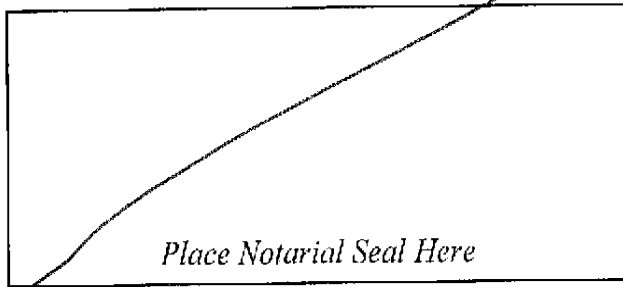
By: First American Exchange Company,  
LLC, a Delaware limited liability  
company, its sole member

By: *Anthony Alosi*  
Anthony Alosi  
Senior Vice President

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony Alosi, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_ day of \_\_\_\_\_, 2023.



\_\_\_\_\_  
Notary Public

*Please see attached Notary Acknowledgment*

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On October 3, 2023 before me, Ken Harris, Notary Public  
(insert name and title of the officer)

personally appeared Anthony Alosi  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

**PARCEL 1:**

LOTS 1 TO 9, BOTH INCLUSIVE, IN THE ASSESSOR'S DIVISION OF LOT 4 IN BLOCK 53 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED SEPTEMBER 13, 1916 AND RECORDED NOVEMBER 9, 1916 AS DOCUMENT 5989236, AS MODIFIED BY DOCUMENT DATED MAY 3, 1921 AND RECORDED MAY 6, 1921 AS DOCUMENT 7136314, ALL IN COOK COUNTY, ILLINOIS.

**REAL ESTATE TRANSFER TAX**

22-Nov-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-09-453-013-0000

| 20231101678787 | 0-753-410-000

**REAL ESTATE TRANSFER TAX**

22-Nov-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-453-013-0000 | 20231101678787 | 2-127-372-240

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

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## EXHIBIT B


### PERMITTED EXCEPTIONS

1. THE LIEN OF NONDELINQUENT REAL ESTATE TAXES AND ASSESSMENTS.
2. PRIVATE ALLEY OVER THE EAST 10 FEET OF THE LAND TO BE FOREVER KEPT OPEN FOR USE OF THE OWNER OF LOT 3 IN BLOCK 53 AS RESERVED IN DEEDS RECORDED AS DOCUMENTS 5989236, 7136314, 11208694, 11208695.
3. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY GREMLEY & BIEDERMANN, A DIVISION OF PLCS, CORPORATION ON JANUARY 12, 2022, LAST REVISED JANUARY 18, 2022, DESIGNATED ORDER NO. 2021-29583-001:
  - A. THE FACT THAT MULTIPLE OVERHEAD VENTS EXTEND BEYOND THE EASTERLY BOUNDARY LINE OF THE LAND BY UNDISCLOSED LENGTHS.
  - B. THE FACT THAT MULTIPLE SIGNS ENCROACH OVER THE NORTHERLY AND WESTERLY BOUNDARY LINES OF THE LAND BY AS MUCH AS 4.03' RESPECTIVELY.
  - C. THE FACT THAT THE 2ND AND 3RD FLOORS OF THE BUILDING ENCROACH OVER THE BOUNDARY LINES OF THE LAND BY AS MUCH AS 1.12'.
4. RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT DESCRIBED IN PARCEL 2 OF THE PROPERTY.
5. THE RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES WHICH CONTAIN NO RIGHTS OF FIRST REFUSAL OR OPTIONS TO PURCHASE.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: Oct. 3, 2023                      Signature:   
Grantor or Agent

Subscribed and sworn to before me  
this 3rd day of Oct., 2023

Notary Public 



The grantee or his or her agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_, 2023                      Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
this \_\_\_ day of \_\_\_\_\_, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: \_\_\_\_\_, 2023                      Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, 2023

Notary Public \_\_\_\_\_

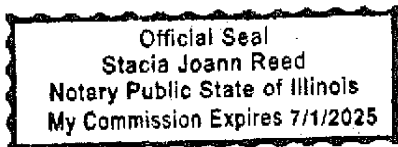
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_, 2023                      Signature: \_\_\_\_\_  
Grantee or Agent

**Michael A. Thomas**  
Vice President  
Administration & Real Estate

Subscribed and sworn to before me  
this 7<sup>th</sup> day of November, 2023

Notary Public Stacia Joann Reed



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.