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This Instrument Prepared by:
Seyfarth Shaw LLP
300 S. Tryon, Ste 400
Charlotte, North Carolina 28202
Attn: Eric Sidman, Esq.

Doc# 2406045134 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/29/2024 03:37 PM PG: 1 OF 7

After Recording Return to:
Field and Goldberg, LLC
10 South LaSalle St, Ste 2910
Chicago, Illinois 60603
Attn: Scott Weinstein

Mail Tax Statements to:
EOS Building LLC
10 S. LaSalle Street, Ste 2910
Chicago, Illinois 60603
Attn: Zuzana Vitkova

CC#123022034 - DS
(1 of 3)

For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed on the date indicated on the acknowledgment, but effective as of February 29, 2024, by **Teachers Insurance and Annuity Association of America**, a New York corporation ("**Grantor**"), having an address of c/o Nuveen Real Estate, 730 Third Avenue, New York, New York 10017, in favor of **EOS Building LLC**, an Illinois limited liability company ("**Grantee**"), having an address of 10 S. LaSalle Street, Suite 2910, Chicago, Illinois 60603.

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY, REMISE, RELEASE and ALIENATE unto Grantee, and its successors and assigns, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "**Property**"), situated in the County of Cook, State of Illinois and as more particularly described on **Exhibit A** attached hereto. This conveyance is made by Grantor and accepted by Grantee subject only to all matters set forth on **Exhibit B** attached hereto and made a part hereof (collectively, the "**Permitted Exceptions**").


TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging to, and the reversion or reversions, remainder or remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever unto, Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its

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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 Page Follows]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Feb-2024
	CHICAGO:	122,812.50
	CTA:	49,125.00
	TOTAL:	171,937.50 *

17-03-207-055-0000 | 20240201643279 | 1-923-123-760
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Feb-2024
	COUNTY:	8,187.50
	ILLINOIS:	16,375.00
	TOTAL:	24,562.50

17-03-207-055-0000 | 20240201643279 | 0-374-606-384

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EXHIBIT A
To Special Warranty Deed
LEGAL DESCRIPTION

The East 0.25 feet of the South 4.20 feet of the North 23.10 feet of Lot 3; also the West 1/2 of Lot 4 (except the West 4 feet of the South 39 feet thereof) in Lawrence's Subdivision of part of Lot 7 in the Subdivision of the North 1/2 of Block 8 in the Subdivision by the commissioners of the Illinois and Michigan Canal of the South Fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Street address(es): 107 E. Oak Street
Chicago, Illinois 60611
PIN(s): 17-03-207-055

Property of Cook County Clerk's Office

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EXHIBIT B
To Special Warranty Deed
PERMITTED EXCEPTIONS

- Rights or claims of parties in possession not shown by Public Records;
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by a current survey, or by inspection of the Land.
- Easements, or claims of easements, not shown by the Public Records.
- The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- Brick building encroaches onto property East and adjoining by 0.02 Feet as disclosed by survey prepared by Millman National Land Services dated May 21, 2015, last revised ~ and designated as Project No. 35720.
- Non-delinquent real property taxes and water and sewer charges and all assessments (governmental and private) and unpaid installments thereof, which are not yet due and payable.
- Any matter (including any lien, encumbrance or easement) voluntarily imposed or consented to in writing by Purchaser prior to, or as of the Closing; and
- Zoning laws and other governmental regulations that affect the use, operation and maintenance of the Property.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

Brian Wallick, the Authorized Signer of Nuveen Alternatives Advisors LLC, the Investment Manager of Teachers Insurance and Annuity Association of America, being duly sworn on oath, states that there are no residents at 107 East Oak Street, Chicago Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct legal descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

