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Doc#: 2410814448 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 3:12 PM Pg: 1 of 4

Dec ID 20240401680612
ST/Co Stamp 1-617-346-864 ST Tax \$2,575.00 CO Tax
\$1,287.50
City Stamp 0-315-728-176 City Tax \$27,037.50

Space Provided Above For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of April 16, 2024 between **COMM 2013-CCRE12 WEST JACKSON BOULEVARD, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o LNR Partners, LLC, 2340 Collins Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **216 W JACKSON AB, LLC**, a California limited liability company, as to an undivided 20% interest, **216 W JACKSON SB, LLC**, a California limited liability company, as to an undivided 40% interest and **216 W JACKSON DB, LLC**, a California limited liability company, as to an undivided 40% interest, as tenants in common (collectively, "**Grantee**"), whose address is 1946 Westhome Avenue, Los Angeles, California 90025:

WITNESSETH THAT,

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Cook, State of Illinois, and more particularly described on the attached **Exhibit A ("Property")**.

Subject however, to:

- (a) Real property taxes and assessments for the year 2023 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Any plat affecting the Property; and

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- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

Permanent Real Estate Index Numbers: 17-16-219-008-0000

Address of the Property: 216 West Jackson Boulevard
Chicago, Illinois

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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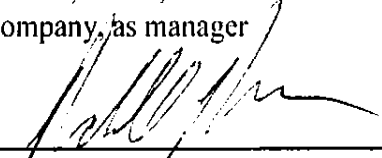
Grantor has caused these presents to be executed the day and year first above written.

Witnesses:

COMM 2013-CCRE12 WEST JACKSON BOULEVARD, LLC, an Illinois limited liability company

By: LNR Partners, LLC, a Florida limited liability company, as manager

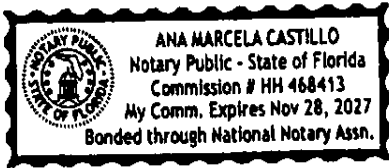
Signature: 
Print Name: Marcela Ospina


By: 
Name: Randall Rosen
Title: Vice President

Signature: 
Print Name: Patricia Mosquera

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of April, 2024 by Randall Rosen, as Vice President of LNR Partners, LLC, a Florida limited liability company, as manager of **COMM 2013-CCRE12 WEST JACKSON BOULEVARD, LLC**, an Illinois limited liability company, on behalf of the company. He is personally known or has produced a driver's license as identification.




Notary Public
Print Name: Ana Marcela Castillo
Serial No. (if any): _____

After recording, this instrument is to be returned to:
Novare National Settlement Service
4400 MacArthur Blvd., Suite 801
Newport Beach, California 92660

This Instrument Prepared By:
Lindsey Z. Parker, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

Send Subsequent Tax Statements to:
216 W JACKSON AB, LLC, 216 W JACKSON SB,
LLC, 216 W JACKSON DB, LLC
1946 Westhome Avenue
Los Angeles, California 90025
Attention: Andrew B. Brog

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 18, 19, 20, 21, 22, 53, 54, 55, 56 AND 57 IN THE SUBDIVISION OF BLOCK 92 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. TOGETHER WITH THE RIGHTS AND BENEFITS AS CREATED, LIMITED AND DEFINED, IN THE AGREEMENT RECORDED AS DOCUMENT 629498 FOR A PARTY WALL AND FOR COURT SPACE FOR LIGHT AND AIR BETWEEN LOTS 22 AND 53 ON ONE SIDE AND 23 AND 52 ON THE OTHER.

Commonly known as 216 West Jackson Boulevard, Chicago, Illinois 60606

P.I.N. 17-16-216-008-0000