

UNOFFICIAL COPY

THIS DOCUMENT WAS
PREPARED BY:

Wayne F. Osoba, Esq.
Foley & Lardner LLP
321 North Clark Street
Chicago, Illinois 60654-
5313

AND AFTER
RECORDING RETURN
TO:

Jaribel
Alvarez
Hilton Resorts
Corporation
6355 MetroWest Blvd.
Suite #180
Orlando, Florida 32835
Pin: 17-10-207-028-9900



Doc# 2413708034 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/16/2024 11:39 AM
PAGE: 1 OF 4

[This space reserved for recording data.]

MM VACATION SUITES SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of
MAY 13 2024, by Hilton Resorts Corporation (the "Grantor"), having an office
at 6355 MetroWest Boulevard, Suite 180, Orlando, Florida 32835 to

RICHARD SPENCER and SHANIECE SPENCER, husband and wife, as joint tenants

(the "Grantee"), c/o Hilton Resorts Corporation having an office at 6355 MetroWest Boulevard,
Suite 180, Orlando, Florida 32835.

WITNESSETH:

That the 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 by the Grantee, the receipt and sufficiency
of which are hereby acknowledged, by these presents does GRANT, REMISE, RELEASE,
ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of
the real estate, situated in the County of Cook and State of Illinois described on Exhibit "A"
attached hereto and made a part hereof, together with the building structures, fixtures and other
improvements affixed to or located on said real estate and with all rights and appurtenances
pertaining to such property as described in that certain Declaration of Covenants, Conditions,
Restrictions and Easements by RREF II DTMM, LLC, a Delaware limited liability company,
recorded May 31, 2019, in the Cook County Recorder of Deeds Office as Document
No. 1915117136, as amended, which such property is subject to (the "Building Declaration"),



Contract # 90-513578

G-7

UNOFFICIAL COPY

including any right, title and/or interest of Grantor in and to adjacent streets, alleys or rights of way granted or assigned to Grantee pursuant to that certain Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for MM Vacation Suites, recorded August 8, 2019 in the Cook County Recorder of Deeds Office as Document No. 1922017000, as amended from time to time (the "**Timeshare Declaration**", with terms used and not otherwise defined herein having the meaning ascribed to them in said Timeshare Declaration) (the aforescribed real estate, improvements, and related rights and appurtenances collectively referred to as the "**Property**"), subject only to applicable taxes and assessments for the current and subsequent years, including, but not limited to, pending and certified county or municipal improvement liens and restrictions, reservations, conditions, limitations and easements of record, including, without limitation, the terms and conditions of the Timeshare Declaration, or imposed by governmental authorities having jurisdiction or control over the Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, with the rights and appurtenances subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND FOREVER DEFEND the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

(Signature on Following Page)

REAL ESTATE TRANSFER TAX

15-May-2024



CHICAGO:	397.50
CTA:	159.00
TOTAL:	556.50 *

17-10-207-028-0000 | 20240501603592 | 1-961-182-512

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

REAL ESTATE TRANSFER TAX

16-May-2024



COUNTY:	26.50
ILLINOIS:	53.00
TOTAL:	79.50

17-10-207-028-0000 | 20240501603592 | 1-461-683-504

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

GRANTOR:

Hilton Resorts Corporation

By: 

Name: Itala Duarte

Title: Authorized Agent

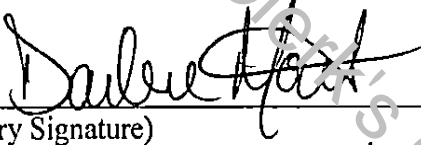
STATE OF FLORIDA)

) ss:

COUNTY OF ORANGE)

The foregoing instrument was acknowledged by means of physical presence or online notarization this **MAY 13 2024**, by Itala Duarte, Authorized Agent of Hilton Resorts Corporation, a Delaware corporation. He/She is personally known to me.

(NOTARY SEAL)

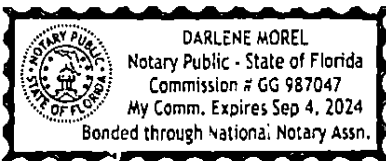

(Notary Signature)

Darlene Morel

(Notary Name Printed) NOTARY PUBLIC

Commission No. _____

Commission Expires: _____



Tax bills should be sent to:

MM Owners Association, Inc.
c/o Hilton Grand Vacations Management, LLC
6355 MetroWest Blvd., Suite 180
Orlando, Florida 32835

UNOFFICIAL COPY**Exhibit "A"**

**LEGAL DESCRIPTION
MM VACATION SUITES
FLOATING UNIT/FLOATING TIME USE RIGHTS
VACATION OWNERSHIP INTEREST**

Permanent Index Numbers: 17-10-207-028-0000
Common Address: MM Vacation Suites, 300 East Ohio Street, Chicago, Illinois 60611

2408

A Vacation Ownership Interest in MM VACATION SUITES (the "Project") consisting of the following:

An undivided 0.12219827332367500 % fee simple interest in and to Phase 4 in perpetuity as tenant(s) in common with the Owners of other Vacation Ownership Interests in and to said Phase that is part of Lots 1 to 8, inclusive, in Sub-Block 2 in Subdivision of Block 31 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County Illinois, as established by and subject to that certain Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for MM Vacation Suites, recorded August 8, 2019, in the Cook County Recorder of Deeds Office as Document No. 1922017000, as amended from time to time (the "Timeshare Declaration"); together with the following:

(a) The recurring right to reserve, use and occupy a STUDIO PREMIER Suite Configuration on a Floating Unit/Floating Time basis for a full week every YEAR during the PLATINUM Season, in accordance with and subject to the Timeshare Declaration, together with the right in common with all other Owners to use and enjoy the Common Area of the Project during the Occupancy Period reserved to the aforesaid Vacation Ownership Interest;

and

(b) Membership in the Hilton Grand Vacations Club program.

Interval Control Number: 90-2408-51-7-

90LD1