

8/8/2014 12:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1768907

Doc Stamp-Deed: \$187,015.50

This Document prepared by:

Maria Fontan Emmith, Esq.
Tenenbaum & Saas, P.C.
4504 Walsh Street, Suite 200
Chevy Chase, MD 20815

Return to: **RETURN TO:**
FIDELITY NATIONAL TITLE
ATTN: JENNIE CLAYTON
5690 W. Cypress Street, Suite A
Tampa, FL 33607
File No. 140201091

Parcel Tax I.D. Nos. 2039162002
2039162003
2039162004

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5th day of August, 2014, by and between:

Paradise Plaza, Ltd., an Illinois limited partnership ("Paradise"), having an office at 6515 Grand Teton Plaza, Suite 300, Madison, Wisconsin 53719, **James Mann, as Trustee under the Mann 1994 Family Trust, dated May 31, 1994 ("Mann"),** whose mailing address is 3643 Maple Avenue, Northbrook, Illinois 60062, **Feiger Partners, L.P., an Illinois limited partnership ("Feiger"),** whose mailing address is 3822 Eastwind Court, Northbrook, Illinois 60062, and **David L. Husman, as Trustee of the David L. Husman Trust, dated October 3, 1993, as amended and restated ("Husman"),** whose mailing address is 1200 North Ashland Avenue, Suite 600, Chicago, Illinois 60622 (Paradise, Mann, Feiger and Husman, collectively, the "Grantors"), as tenants in common and

ECHO PARADISE, LLC, a Delaware limited liability company (the "Grantee"), having an office address at 701 Alpha Drive, Pittsburgh, Pennsylvania 15238.

WITNESSETH that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, its successors and assigns, in fee simple, all that property situate and located in Sarasota County, Florida, and more particularly described below (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all the improvements thereupon erected, made or being, and all the rights, ways, waters, privileges, easements, appurtenances, and advantages benefiting, belonging or pertaining thereto in fee simple.

TO HAVE AND TO HOLD the herein conveyed Property unto and to the proper use and benefit of Grantee, its successors and assigns, in fee simple, forever.

SUBJECT, HOWEVER, to all recorded covenants, restrictions, conditions, easements, reservations, agreements, rights-of-way, and other recorded instruments of whatever type and nature, to the extent the same are valid and subsisting and apply to the Property or any part thereof.

AND GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

(SIGNATURES APPEAR ON FOLLOWING PAGE)


WITNESS the hand and seal of one of the Grantors, Paradise Plaza, Ltd., an Illinois limited partnership.


GRANTOR:


PARADISE PLAZA, LTD., an Illinois limited partnership

Witness:

By: Paradise Plaza Management, Inc., a Florida corporation, its General Partner


Name: Jeni von Renter

By: 
Name: Andrew E. Plesko
Title: President


Name: Staci Carey

STATE OF MINNESOTA SS:
COUNTY OF HENNEPIN

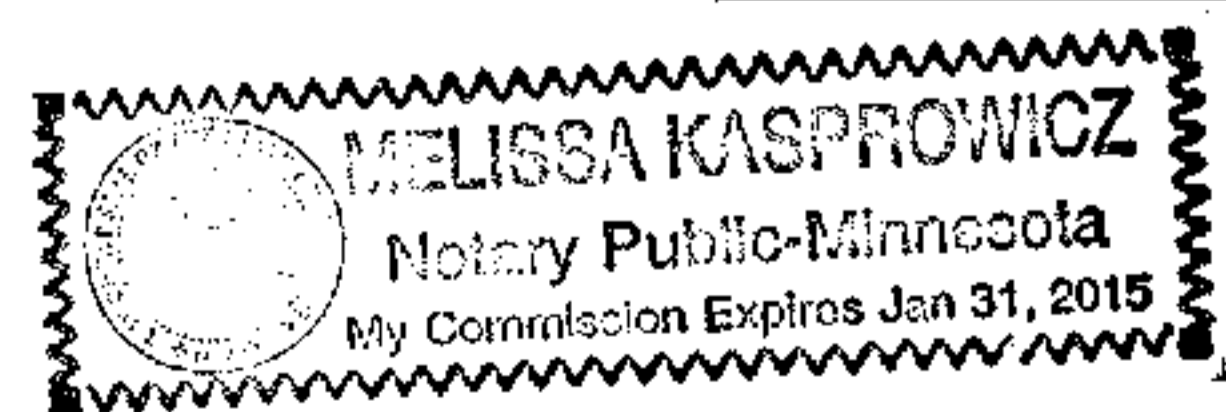
Before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Andrew E. Plesko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the President of Plaza Management, Inc., the General Partner of PARADISE PLAZA, LTD., one of the Grantors herein, and that he as such President, being duly authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 4th day of August, 2014.

[SEAL]

My Commission Expires: 1-31-2015


Printed Name: Melissa Kasprovicz
NOTARY PUBLIC



WITNESS the hand and seal of one of the Grantors, David L. Husman, as Trustee of the David L. Husman Trust, dated October 3, 1993, as amended or restated.

GRANTOR:

Witness:

Peter T. Well
Name: Peter T. Well

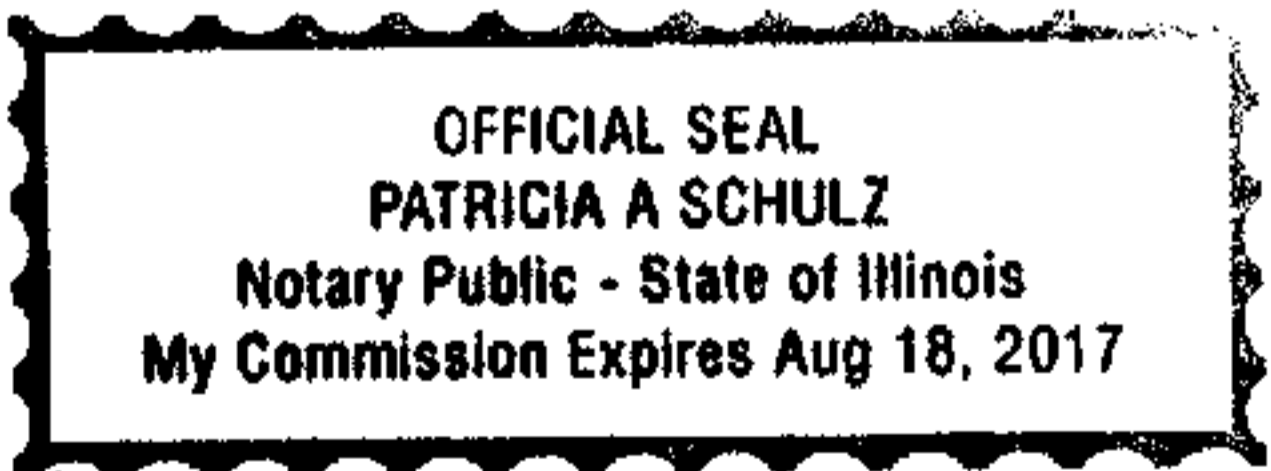
David L. Husman
David L. Husman, as Trustee of the David L. Husman Trust, dated October 3, 1993, as amended or restated

Arrie Zollee
Name: Arrie Zollee

STATE OF Illinois SS:
COUNTY OF Cook

Before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared David L. Husman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Trustee of the David L. Husman Trust, dated October 3, 1993, as amended or restated, one of the Grantors herein, and that he as such Trustee, being duly authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 4th day of August, 2014.

[SEAL] 
My Commission Expires: _____

Patricia A. Schulz
Printed Name: Patricia A. Schulz
NOTARY PUBLIC

WITNESS the hand and seal of one of the Grantors, Feiger Partners, L.P., an Illinois limited partnership.

GRANTOR:

FEIGER PARTNERS, L.P., an Illinois limited partnership

Witness:

[Signature]
Name: Adrienne

By: [Signature]
Name: Joel Feiger
Title: General Partner

[Signature]
Name: Jodi Benarroch

STATE OF Illinois SS:
COUNTY OF Lake

Before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Joel Feiger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the General Partner of FEIGER PARTNERS, L.P., one of the Grantors herein, and that he as such General Partner, being duly authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 4th day of August, 2014.



My Commission Expires: 8-28-2015

[Signature]
Printed Name: Jodi Benarroch
NOTARY PUBLIC

WITNESS the hand and seal of one of the Grantors, James Mann, as Co-Trustee of the Mann 1994 Family Trust, dated May 31, 1994

GRANTOR:

Witness:

Christi Turdo
Name: Christi Turdo

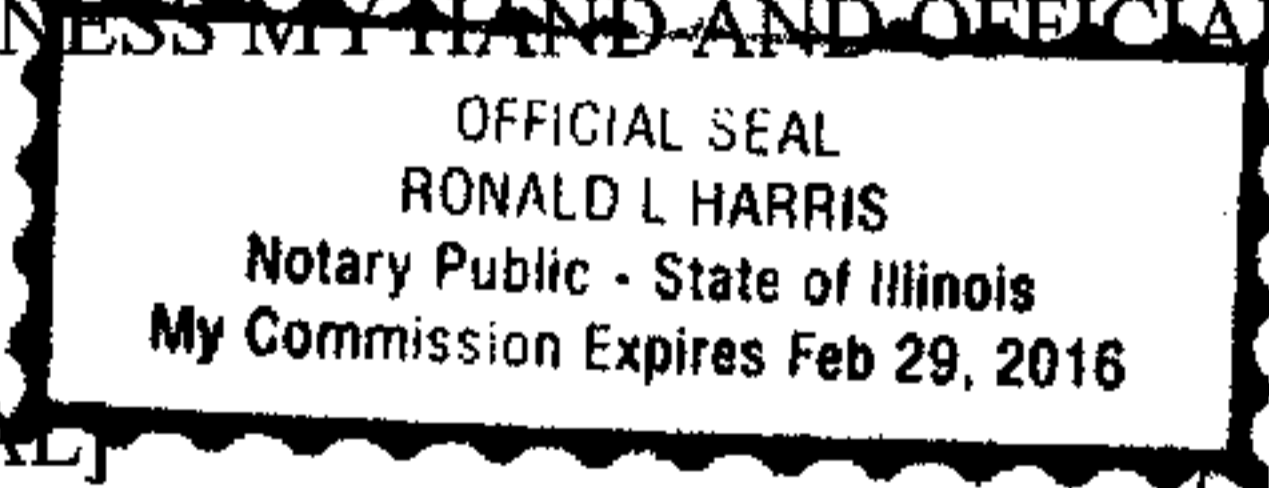
James Mann
James Mann, as Co-Trustee under the Mann 1994 Family Trust, dated May 31, 1994

Laura Belz
Name: Laura Belz

STATE OF Illinois SS:
COUNTY OF Cook

Before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared James Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Co-Trustee of the Mann 1994 Family Trust, dated May 31, 1994, one of the Grantors herein, and that he as such Trustee, being duly authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 4th day of August, 2014.



[SEAL]

My Commission Expires: 2/29/2016

Ronald L Harris
Printed Name: Ronald Harris
NOTARY PUBLIC

Exhibit "A"
of Special Warranty Deed

Legal Description

Tracts 2, 3 and 4, PARADISE PLAZA LAND CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 2781, Page 2622 through 2688, inclusive, and as per plat thereof recorded in Condominium Plat Book 30, Pages 46 and 46A, of the Public Records of Sarasota County, Florida; being further described as follows:

Begin at the intersection of the South right-of-way line of Versailles Street with the West right-of-way line of Tamiami Trail (U.S. 41); run thence South 02°33'10" West along said right-of-way line of Tamiami Trail (U.S. 41), a distance of 537.66 feet to a point of curvature of a curve concave to the East; thence 18.24 feet along the arc of said curve having a radius of 2914.79 feet, a delta of 00°21'31" and a chord distance of 18.24 feet which bears South 02°22'25" West to a point on the North right-of-way line of Bay Road; thence South 89°59'04" West along aforesaid right-of-way line of Bay Road, a distance of 831.91 feet; thence North 62°14'18" West, a distance of 50.57 feet; thence North 40°12'59" West, a distance of 50.97 feet to a point on the East right-of-way line of Osprey Avenue; thence North 00°36'11" West along aforesaid East right-of-way line of Osprey Avenue, a distance of 262.70 feet; thence 2.24 feet along the arc of a curve to the left, said curve having a radius of 29.50 feet, a delta of 04°21'02" and a chord of 2.24 feet which bears South 88°25'40" East; thence North 89°23'49" East, a distance of 48.02 feet to a point of curvature; thence 88.48 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a delta of 50°41'23" and a chord of 85.62 feet which bears North 64°03'02" East; thence North 38°42'14" East, a distance of 161.12 feet to a point of curvature; thence 67.59 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a delta of 38°43'29", and a chord of 66.31 feet which bears North 19°20'30" East; thence North 00°01'15" West, a distance of 3.96 feet to the South right-of-way line of aforesaid Versailles Street; thence North 89°58'45" East along aforesaid South right-of-way line of Versailles Street, a distance of 687.09 feet to the POINT OF BEGINNING.

PARCEL NUMBERS: 2039162002, 2039162003, 2039162004

CONSIDERATION PAID: \$26,716,500.00
DOCUMENTARY STAMP TAX: _____