

Document Prepared By and  
After recording return to:  
David J. Pezza, Esq.  
European American Realty, Ltd.  
737 North Michigan Avenue, Suite 900  
Chicago, Illinois 60611



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SPECIAL WARRANTY DEED

STATE OF ILLINOIS

§  
§  
§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF COOK

THAT 11 South LaSalle, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Mouton Limited Partnership, an Illinois limited partnership ("Grantee"), having a mailing address of 737 North Michigan Avenue, Suite 900, Chicago, Illinois, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee an undivided nine and nine-hundred seventeen/1000th percent (9.917%) interest as TENANTS IN COMMON in and to all of the real property described in Exhibit A attached hereto and made a part hereof for all purposes, together with an undivided nine and nine-hundred seventeen/1000th percent (9.917%) interest as TENANTS IN COMMON in and to all of Grantor's right, title and interest in and to (i) all buildings and other improvements and fixtures affixed or attached to or situated upon the real property, and (ii) all easements, rights of way, reservations, privileges, appurtenances and other estates and rights of Grantor pertaining to the real property (collectively, the "Property").

STREET ADDRESS OF THE PROPERTY: 11 South LaSalle Street, Chicago, Illinois  
PIN: 17-16-204-003-0000 and 17-16-204-001-0000

This conveyance is made subject to all matters of record and those exceptions and encumbrances set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions"), but only to the extent that the same are validly existing and affect the Property.

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular, the Property unto Grantee, its 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, subject to the Permitted Exceptions.

EXECUTED to be effective as of September 26, 2000.

11 South LaSalle, LLC,  
a Delaware limited liability company  
By: Mouton Limited Partnership, an Illinois limited  
partnership, Member  
By: E.A.R. LaSalle, Inc., an Illinois corporation, general  
partner

By: Scott K. Toberman  
Name: Scott K. Toberman  
Title: President

CH-740130C7

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And

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e, SECTION 4,  
REAL ESTATE TRANSFER ACT.

9/26/00 [Signature]  
Date Buyer, Seller or Representative

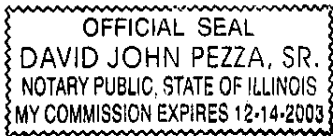
By: AMRESKO Financial I, L.P., a Delaware limited  
partnership, member  
By: AMRESKO Principal Managers II, Inc., a Delaware  
corporation, general partner

By: [Signature]  
Name: Timothy McKnight  
Title: Vice President

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, David John Pezza, Sr., a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott K. Toberman, personally known to me to be the President of E.A.R. LaSalle, Inc., an Illinois corporation, and 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 severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, as the general partner in Mouton Limited Partnership, an Illinois limited partnership, in its capacity as a member in 11 South LaSalle, LLC, a Delaware limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of September, 2000.



Commission expires \_\_\_\_\_

[Signature]

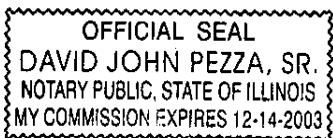
Notary Public

(SEAL)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, David John Pezza, Sr., notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy McKnight personally known to me to be the Vice President of AMRESKO Principal Managers II, Inc. a Delaware corporation, and 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 severally acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of such corporation, as the general partner in AMRESKO Financial I, L.P., a Delaware limited partnership, in its capacity as a member in 11 South LaSalle, LLC, a Delaware limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26<sup>th</sup> day of September, 2000.



Commission expires \_\_\_\_\_

[Signature]

Notary Public

(SEAL)

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10/15/2011

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## EXHIBIT B

### Permitted Exceptions

1. General Real Estate Taxes for the year 2000.
2. Additional taxes pertaining to special service area as disclosed by ordinance recorded as Document Number 91075841.
3. Unrecorded leases as disclosed by a current rent roll.
4. Agreement dated January 1, 1872 and recorded October 22, 1875 as Document Number 54813 in Book 555 Page 365 between L.S. Major and M. Andrews, wherein both parties reserve easements acquired under a contract in and to a certain area 12 feet wide, the South line of which is about 34 feet North of the South line of aforesaid Lot 2 in Major's Subdivision and the North line of which is about 34 feet South of the North line of said Lot 1 in Major's Subdivision, it being the same area left open for light and ventilation.
5. Agreement dated April 6, 1914 and recorded August 5, 1914 as Document Number 5471349, which refers to Document Numbers 1665059, 1665058 and 2373232, all affecting Parcel 3, and all relating to:
  - (1) YMCA's waiver of rights in a part of the West 5 feet of the court lying North of line 39 feet North of dividing line;
  - (2) Permission of open fire escape over Court,
  - (3) Relocation of the South line of Court at South line of Parcel 3;
  - (4) Joint use of 12 floor Court wall on South line of parcel 3 and for 3 foot fire wall on top of present wall;
  - (5) Removal of main party wall and of various foundations and of anchoring new part walls to buildings of other party and relating to removal and construction of walls and foundation and building and notices.
6. Agreement dated April 22, 1892 and recorded May 14, 1892 as Document Number 1665059, affecting Parcels 2 and 3, which appears to have been modified by Document Number 2373232 and Document Number 5471349, relating to:
  - (1) South and North lines of 12 feet Court in Lots 1 and 2;
  - (2) Extension of the foundation of building on premises South of Parcel 2, into the Court in (1) above;
  - (3) A party wall on the East line of Parcel 3 (South end thereof) South of line, 7 feet South of South line of Lot 4 Assessor's Subdivision extended.

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7. Covenants contained in Agreement dated April 22, 1892 and recorded May 14, 1892 as Document Number 1665058 for the sale by YMCA to Leander J. McCormick of the premises substantially as Parcel 2, relating to an open Court on Parcel 2 over a height of 25 feet and to a party wall on South line of said Parcel 2 to a height of 25 feet.

Note: Aforesaid covenants modified in part by Document Number 2373232 and Document Number 5471349.

8. Agreement dated October 30, 1873 and recorded as Document Number 138352, relating to a Court which shall be and remain, in all its parts, perpetual, free and open from the East line of Lot 4 in Assessor's Division of Block 118 to the West line of the Alley which runs North and South in Block 118 (Affects South line of Parcel 1).
9. Party walls and party wall rights, as disclosed by Survey dated September 21, 2000 made by Chicago Guarantee Survey Company.
10. Terms, Provisions and Conditions contained in the Memorandum of Agreement dated May 30, 1997 and recorded October 29, 1997 as Document Number 97810787 regarding chilled water service.
11. Encroachment of two story building located on Parcels 2 and 3 over and onto land East and adjoining a distance of .18 feet to .28 feet, more or less, and over the South and adjoining said Parcel 3 about .30 to .31 feet more or less, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company.
12. Encroachment of the second floor ledge for a distance of .32 feet, more or less, North over the North line of Parcels 1, 2 and 3 into Madison Street, and of the same ledge for a like distance of .32 feet, more or less, West over the line of Lot 1 into LaSalle Street, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company.
13. Encroachment by the NorthWest corner of Granite Base of the 22 story building East of and adjoining the 35 story building located on Parcel 1, over and onto Parcel 1 by about .07 feet, more or less, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 1).
14. Encroachment by South face of the wall of the two story brick building at the roof to the North by a distance of up to 0.12 feet South, more or less, onto the land South and adjoining, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 2).
15. Encroachment by East face of brick at the surface of the two story brick building by 0.08 feet, more or less, East as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 2).

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16. Encroachment of building wall noted as center of 17 inch party wall .012 feet, more or less, South over and onto the land South of and adjoining, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 3).
17. Encroachment of building wall noted as party wall at ground .14 feet, more or less, South over and onto the land South of and adjoining Parcel 3, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects property at South Line of Parcel 3 on which the 21 story building is mainly located).
18. Encroachment of the fire escape attached to the 35 story building located mainly on Parcel 1 over and onto the property South and adjoining Parcel 1 as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 1).
19. Encroachment of the 2 story brick building located mainly on the land over and onto the property East and adjoining the land by .95 feet, more or less, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 2).
20. Encroachment of the center line of the wall over and onto the property South and adjoining the land by .02 feet, more or less, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 2).
21. Encroachment of the brick at the roof of the 2 story building located mainly on Parcel 2 and 3 over and onto the property East and adjoining the land by .21 feet, more or less, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 3).
22. Encroachment of the stone base of the 21 story building located mainly on Parcels 2 and 3 over and onto the property West and adjoining the land by .38 feet, .08 feet and .12 feet, more or less, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 3).
23. Encroachment of the ornamental metal lights attached to the 21 story building located mainly on Parcels 2 and 3 over and onto the property West and adjoining the land by 1.04 feet and 1.03 feet, more or less, as disclosed by survey dated September 21, 2000 made by Chicago Guarantee Survey Company (Affects Parcel 3).

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## Legal Description

CH-740130-C7

### Parcel 1:

The North 90 Feet of Lot 1 and that part of the North 90 feet of Lot 2 in Subdivision (by Chicago Hydraulic Company) of Lots 1 and 2 in Block 118 of School Section Addition to Chicago, Cook County, Illinois, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, which lies East of a line extending South from a point on the North line of said Lot 2 which is 15.24 feet West from the NorthEast corner thereof to a point on the South line of said Lot 2 which is 14.90 feet West from the SouthEast corner thereof;

### Parcel 2:

Also Lot 3 and that part of Lot 2 in Subdivision (by Chicago Hydraulic Company) of Lots 1 and 2 in Block 118 in School Section Addition to Chicago, Cook County, Illinois, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, which lies West of a line extending South from a point on the North line of Said Lot 2 Which is 15.24 feet West from the NorthEast corner thereof to a point on the South line of said Lot 2 which is 14.90 feet West from the SouthEast corner thereof, excepting from the aforementioned part of Lot 2 that portion of said part lying South of the North 90 feet of Lot 2 and falling within the East 15 feet of Lot 2.

### Parcel 3:

Together with Lot 1 (except the South 2 feet thereof) in Major's Subdivision of Sub-Lots 4,5,6 and 8 and the West 15 feet of Lot 9 (excepting therefrom that part of said Lots 6 and 8 taken for LaSalle Street) in the Subdivision of Lots 1 and 2 in Block 118 in School Section Addition to Chicago Cook County, Illinois, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

For informational purposes only, the property is commonly known as:

11 South Lasalle Street, Chicago, Illinois

Permanent Tax Index Number 17-16-204-001-0000 and 17-16-204-003-0000

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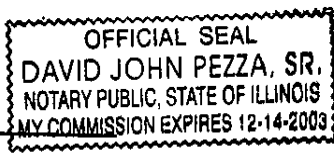
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized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

Dated September 26, <sup>2000</sup> 19   Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Switt K. Toberman this 26th day of September, 192000.  
Notary Public [Signature]



The grantee or his 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 September 26, <sup>2000</sup> 19   Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Switt K. Toberman this 26th day of September, 192000.  
Notary Public [Signature]

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

**DONE AT CUSTOMER'S REQUEST**

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