

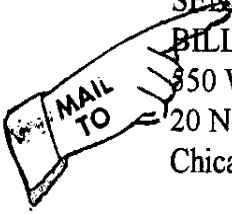
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00766667
6468/0048 90 001 Page 1 of 4
2000-10-02 12:30:38
Cook County Recorder 27.50

UPON RECORDING
RETURN TO:
Kenneth Van Winkle, Jr., Esq.
Lewis & Roca LLP
40 North Central Avenue
Phoenix, Arizona 85004



SEND SUBSEQUENT TAX
BILLS TO:
550 West Washington LLC
20 N. Wacker, Suite 3200
Chicago, Illinois 60606



This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are acknowledged, **WASHINGTON/CLINTON LLC**, an Illinois limited liability company with offices at 20 North Wacker, Suite 3200, Chicago, Illinois 60606 ("Grantor") **REMISES, RELEASES, ALIENS AND CONVEYS** to **550 WEST WASHINGTON LLC**, a Delaware limited liability company, with offices at 20 North Wacker, Suite 3200, Chicago, Illinois 60606 ("Grantee"), the following described real property situated in Cook County, Illinois, together with all buildings, structures, improvements and fixtures thereon and all rights and privileges appurtenant thereto:

See the legal description set forth in **Exhibit A** attached and incorporated herein by this reference.

Commonly known as: 550 West Washington, Chicago, Illinois

P.I.N.s 17-09-332-016, 17-09-332-017, 17-09-332-018, 17-09-332-019, and 17-09-332-020

Subject to only those matters set forth in **Exhibit B** attached hereto and incorporated herein by this reference

TO HAVE AND TO HOLD said property as described above, with all rights, privileges, easements and appurtenances belonging or appertaining thereto, unto Grantee, its successors and assigns, FOREVER.

City of Chicago
Dept. of Revenue
236370



Real Estate
Transfer Stamp
\$217,128.75

10/02/2000 11:13 Batch 11980 19

near route N 9802656A 29 3 for

Grantor binds itself and its successors unto Grantee and its successors and assigns, to warrant and defend the title to the Property against all acts of Grantor and no other, subject to the matters set forth in Exhibit B attached hereto.

EXECUTED this 29th day of September, 2000.

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000037285	REAL ESTATE TRANSFER TAX
	REVENUE STAMP		0100000
			FP326670

WASHINGTON/CLINTON LLC, an Illinois limited liability company

By: Steven D. Fifield
Steven D. Fifield, Manager

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

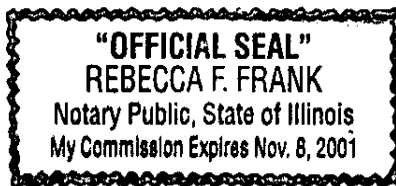
Before me, a Notary Public in and for said County and State, personally appeared Steven D. Fifield, the Manager of Washington/Clinton LLC, an Illinois limited liability company, who acknowledged execution of the foregoing deed as such Manager acting for and on behalf of said company, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of September, 2000.

Rebecca F. Frank
Notary Public

My Commission Expires:

11/8/01



This Document was prepared by:
David Sickle, Esq.
Piper Marbury Rudnick & Wolfe
203 North LaSalle Street, Suite 1800
Chicago, IL 60601-1293

STATE TAX	STATE OF ILLINOIS	# 0000018838	REAL ESTATE TRANSFER TAX
	REVENUE STAMP		0200000
			FP326660

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EXHIBIT A

LEGAL DESCRIPTION

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PARCEL 1:

THE NORTH 40 FEET OF THE SOUTH 50 FEET OF LOT 2 IN THE SUBDIVISION OF LOTS 1, 4, 5 AND 8 (EXCEPT THE SOUTH 50 FEET OF LOT 8) IN BLOCK 46 IN ORIGINAL TOWN OF CHICAGO, IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

SUB LOTS 2, 3, 4, AND 5 IN THE SUBDIVISION OF LOT 9 IN BLOCK 46 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 50 FEET OF LOT 8 IN BLOCK 46 IN ORIGINAL TOWN OF CHICAGO, IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 10 FEET OF SUB LOT 2 IN THE SUBDIVISION OF LOTS 1, 4, 5 AND 8 (EXCEPT THE SOUTH 50 FEE OF LOT 8) IN BLOCK 46 IN ORIGINAL TOWN OF CHICAGO, IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1 IN THE SUBDIVISION OF LOT 9 IN BLOCK 46 OF CANAL TRUSTEE'S SUBDIVISION IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 550 West Washington, Chicago, Illinois

P.I.N.s 17-09-332-016
 17-09-332-017
 17-09-332-018
 17-09-332-019
 17-09-332-020

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2000 AND SUBSEQUENT YEARS.
2. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT DATED MARCH 5, 1999 AND RECORDED MARCH 18, 1999 AS DOCUMENT NUMBER 99264482 MADE BY WASHINGTON/CLINTON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE UNION LABOR LIFE INSURANCE COMPANY, TO SECURE AN INDEBTEDNESS OF \$58,500,000.00 AS MODIFIED BY MODIFICATION, ASSUMPTION AND CONSENT AGREEMENT DATED SEPTEMBER ____, 2000 AND RECORDED _____, 2000 AS DOCUMENT NUMBER _____.
3. ASSIGNMENT OF LEASES AND RENTS MADE BY AND BETWEEN WASHINGTON/CLINTON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE UNION LABOR LIFE INSURANCE COMPANY DATED MARCH 5, 1999 AND RECORDED MARCH 18, 1999 AS DOCUMENT NUMBER 99264483 AS MODIFIED BY MODIFICATION, ASSUMPTION AND CONSENT AGREEMENT DATED SEPTEMBER ____, 2000 AND RECORDED _____, 2000 AS DOCUMENT NUMBER _____.
4. SECURITY INTEREST OF THE UNION LABOR LIFE INSURANCE COMPANY, UNDER A FINANCING STATEMENT EXECUTED BY 550 WEST WASHINGTON LLC, AND FILED _____, 2000 AS DOCUMENT NUMBER _____.
5. ENCROACHMENT OF THE GLASS, METAL AND CONCRETE CANOPY LOCATED MAINLY ON THE LAND, OVER ONTO WEST WASHINGTON AND NORTH CLINTON STREET AS DISCLOSED BY PLAT OF SURVEY NUMBER 0008015, PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED SEPTEMBER 14, 2000, LAST REVISED SEPTEMBER 25, 2000.
6. RIGHTS OF TENANTS, AS TENANTS ONLY, WITH NO OPTIONS TO PURCHASE, UNDER EXISTING UNRECORDED LEASES.