

Recording Requested by:

And When Recorded Return to:

Elizabeth F. Patke, Esq.
Northeast Illinois Regional Commuter Railroad Corp.
547 West Jackson Blvd.
Suite 13E
Chicago, Illinois 60661



(Space Above this Line for County Recorder's Use Only)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED, made this 20TH day of OCTOBER, 2000, by **CLARK/TAYLOR, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware ("**Grantor**"), in favor of the **COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY**, a division of an Illinois municipal corporation ("**Grantee**"), **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and its successors and assigns, **FOREVER**, all the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and incorporated herein by reference.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand or whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters shown on Exhibit B attached hereto and incorporated herein by reference and except for those rights reserved by the Grantor pursuant to Section 17(a) of that certain Acquisition and Release Agreement dated OCTOBER 20, 2000 by and between Grantor and Grantee.

Permanent Real Estate Index Number(s): See Exhibit A attached hereto and incorporated herein by reference.

Address(es) or real estate: The property described on Exhibit A attached hereto and incorporated herein by reference is located in Chicago, Illinois and is bounded on the north by Harrison Street, on the east by LaSalle Street, on the south by Polk Street and on the west by South Financial Place.

TTCM #454975 DKW (2) JS

ELCOR TITLE INSURANCE

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the day and year first above written.

GRANTOR:

CLARK/TAYLOR, L.L.C., a Delaware limited liability company

By: W/H Limited Partnership No. 17, an Illinois limited partnership, a duly authorized Member

By: W/H Development Corp., an Illinois Corporation, and its sole general partner

By: [Signature]
John W. Higgins, President

~~Exempt under provisions of Paragraph _____, Section 4, Real Estate Transfer Tax Act.~~
~~_____~~
~~Date Buyer, Seller or Representative~~

~~Exempt under provisions of Paragraph _____, Section 200.1-2B6 or under provisions of Paragraph _____, Section 200.1-4B of the Chicago Transaction Tax Ordinance.~~
~~_____~~
~~Date Buyer, Seller, or Representative~~

Exempt under provisions of Paragraph B, Section 200.1-2B6 or under provisions of Paragraph _____, Section 200.1-4B of the Chicago Transaction Tax Ordinance.
10/20/00
Date Buyer, Seller, or Representative

This Deed was prepared by:

Frederic G. Hogan, Esq.
O'Brien, O'Rourke & Hogan
Suite 2900
10 South LaSalle Street
Chicago, Illinois 60603
(312) 739-3500

Exempt under provisions of Paragraph B, Section 4, Real Estate Transfer Tax Act.

10/20/00
Date [Signature]
Buyer, Seller or Representative

Acknowledgment

STATE OF ILLINOIS

SS.

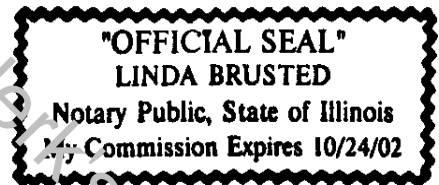
COUNTY OF COOK

I, LINDA BRUSTED, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John W. Higgins, personally known to me to be the President of W/H Development Corp., an Illinois corporation, and the sole general partner of W/H Limited Partnership No. 17, an Illinois limited partnership and a duly authorized Member of Clark/Taylor, L.L.C., a Delaware limited liability company, 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 acknowledged that being duly authorized as such President of the sole general partner of W/H Limited Partnership No. 17 the duly authorized Member of Clark/Taylor, L.L.C., he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20TH day of OCT., 2000.

Linda Brusted
Notary Public

Commission Expires: _____



Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

NOTARY PUBLIC
STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/30/2010

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF HUBBARD'S SUBDIVISION OF BLOCKS 111 AND 112 AND THE PART OF THE SUBDIVISIONS OF BLOCKS 101 AND 102 (TAKEN AS A TRACT, INCLUDING ALLEYS), ALL IN THE SCHOOL SECTION ADDITION TO CHICAGO IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN E. K. HUBBARD'S SUBDIVISION OF BLOCK 112; THENCE SOUTH 0 DEGREES 04 MINUTES 27 SECONDS EAST 794.79 FEET, ALONG THE WEST LINE OF SOUTH LASALLE STREET, TO THE SOUTHEAST CORNER OF LOT 24 IN E. K. HUBBARD'S SUBDIVISION OF BLOCK 111; THENCE NORTH 89 DEGREES 53 MINUTES 28 SECONDS WEST 221.40 FEET, ALONG THE NORTH LINE OF WEST POLK STREET, TO THE SOUTHWEST CORNER OF LOT 48 IN THE SUBDIVISION OF BLOCK 102; THENCE NORTH 0 DEGREES 02 MINUTES 38 SECONDS EAST 794.77 FEET, ALONG THE EAST LINE OF SOUTH SHERMAN STREET, TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF BLOCK 101; THENCE SOUTH 89 DEGREES 53 MINUTES 48 SECONDS EAST 219.76 FEET, ALONG THE SOUTH LINE OF WEST HARRISON STREET, TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Commonly Known as: Real Property located in Chicago, Illinois and bounded on the north by Harrison Street, on the east by LaSalle Street, on the south by Polk Street and on the west by South Sherman Street (South Financial Place).

Tax Parcel ID No.'s: 17-16-403-001 through and including 17-16-403-024

EXHIBIT B

00838839

PERMITTED ENCUMBRANCES

1. Unpaid general real estate taxes which are shown on the public record, but which are not yet due and payable as of the date of the foregoing deed;
2. Encroachment of east face of north-south concrete wall on Lots 12, 13, 18, 19 and 24 of the Conveyance Parcel onto LaSalle Street public way by 1.35 feet to 1.69 feet.
3. Abandoned 7-foot old Polk Street tunnel crossing the subject property generally from the east to west as shown on City Water Distribution Atlas Page No. 305 and as shown on Topographic Survey No. 9103008-A by Chicago Guarantee Survey Company dated March 22, 1991 and May 8, 1991;
4. Rights of the State of Illinois, the municipality, and the public in and to that part of the subject property which falls within alleys;
5. Right of or acts or omissions of Grantee or anyone claiming, by, through or under Grantee.