

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of this 30th day of May, 2001, by and between Lehndorff 919 Michigan Associates, a Texas general partnership ("Grantor"), party of the first part, and Chicago Title Land Trust Company, a corporation of Illinois, not personally, but as Trustee under Trust Agreement dated May 14, 2001 known as Trust No. 1109754 ("Grantee"), having an office at 171 N. Clark Street, Chicago, Illinois, party of the second part.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY unto the Grantee, the following described Real Estate, situated in the County of Cook and State of Illinois, to wit:

See attached "Exhibit A"

Subject to the exceptions identified below.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to the successors and assigns of such party forever.

The Grantor hereby covenants that Grantor and its successors and assigns, shall and will warrant and defend the title to the premises unto the Grantee, against the lawful claims of all persons claiming by and through the Grantor and none other, excepting however: real estate taxes and assessments not yet due and payable; acts or omissions of the Grantee or anyone acting by, through or under the Grantee; and any and all other matters set forth on "Exhibit B" attached hereto.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]



(The Above Space For Recorder's Use Only)

7891084 D2 40F 18

5/22/01

STATE TAX

STATE OF ILLINOIS



JUN.-7.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009659

REAL ESTATE TRANSFER TAX
58500.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN.-7.01

REVENUE STAMP

0000009671

REAL ESTATE TRANSFER TAX
29250.00
FP 102802

BOX 333-CTI

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11-20-2024

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IN WITNESS WHEREOF, the Grantor set its hand the day and year first above written.

GRANTOR:

**Lehndorff 919 Michigan Associates, a Texas
general partnership**


By: L&B Realty Advisors, Inc., its manager

By: 

Paul C. Chapman,
Executive Vice President

City of Chicago
Dept. of Revenue
252213
06/01/2001 14:51 Batch 03511 51

Real Estate
Transfer Stamp
\$438,750.00



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STATE OF ILLINOIS)

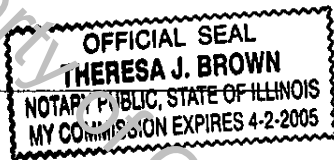
COUNTY OF COOK) ss.

On this 30th day of May, 2001, before me personally appeared Paul C. Chapman who is the Executive Vice President of L+B Realty Advisors, Inc., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Theresa J. Brown
Notary Public

My term expires: _____



Prepared By:

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Return To:

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Chicago, Illinois 60602

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

The North half of the central tract of land described as follows:

Lots 23 to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a subdivision of part of Block 13 in Canal Trustees Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2

Easement for light, air and view for the benefit of Parcel 1 in, over, above and across the following described area:

Commencing at a horizontal plane parallel to and 63 feet above Chicago City Datum and extending vertically upwards to the zenith beginning at a point on the South line of Parcel 1, 62 feet East of the Westerly line of said Parcel 1; thence South along a line parallel to and 62 feet East of the Westerly line of Lots 26 and 27 in Allmendinger's Lake Shore Drive Addition to Chicago aforesaid (said Westerly line of Lots 26 and 27 aforesaid being a continuation of the Westerly line of Parcel 1 extended South), a distance of 25 feet to a point in said Lot 26; thence East along a line parallel to the South line of Parcel 1, a distance of 88 feet East to a point in Lot 24, in said Allmendinger's Lake Shore Drive Addition to Chicago aforesaid; thence North along a line parallel to the Westerly line of Lot 26 and 27 aforesaid, a distance of 25 feet to the South line of Parcel 1; thence West along the South Line of Parcel 1, a distance of 88 feet to the place of beginning, as created by agreement between the Palmolive Peel Company, a corporation of Delaware, and Chicago Title and Trust Company, a corporation of Illinois, as trustee under trust agreement dated July 25, 1927 and known as Trust Number 19104, dated March 31, 1928 and recorded April 30, 1928 as Document 10005790, and also recorded June 21, 1922 as Document 11106014, and as continued and preserved by instrument dated December 26, 1958 and recorded December 26, 1958 as document 17413316, in Cook County, Illinois.

PIN: 17-03-213-001-0000

Address: 919 N. Michigan Avenue, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the years 2000 and 2001. 2000 and 2001 taxes are not yet due or payable.
2. (A) Terms, provisions, and conditions relation to the easement described as Parcel 2 contained in the instrument creating said easement.

(B) Rights of the adjoining owner or owners to the concurrent use of said easement.
3. Existing recorded and (as described by the rent roll attached to the ALTA statement delivered at closing) unrecorded leases in favor of the lessees, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Covenants, conditions and restrictions as contained in Special Warranty Deed from 2000 Corporation, a corporation of Illinois, to the Prudential Insurance Company of America, a corporation of New Jersey, dated December 26, 1958 as Document No. 17413314, relating to the height of any building or structure to be erected on Parcel 2 aforesaid.

Agreement dated November 2, 1960 and recorded November 28, 1960 as Document No. 18026763 made by the Prudential Insurance Company of America, a corporation of New Jersey, with American National Bank and Trust Company of Chicago, as Trustee under Trust No. 14757 and others, amending the building height restriction imposed by Special Warranty Deed recorded as Document No. 17413314, so as to increase the maximum height of any building or other structure to be erected on the land from 102 feet above the curb level of said property to 200 feet above the said curb level.

5. Agreements between the Palmolive-Peet Company, a corporation of Delaware, and Chicago Title and Trust Company, as Trustee under Trust No. 19104, dated March 31, 1928 and recorded April 30, 1928 as Document No. 10005790 and also recorded June 21, 1932 as Document No. 11106014, providing for an easement for light, air, and view, in, on, over and above, those parts of the land and other property falling in the premises described as commencing at a horizontal plane parallel to and 63 feet above Chicago City datum and extending vertically upwards to the zenith and at a point on the center line dividing the north 1/2 of Lots 23 to 31, both inclusive, aforesaid from the south 1/2 of said lots (as a tract), 62 feet east of the westerly line of said tract; thence north and parallel to the westerly line of said tract, a distance of 30 feet to a point; thence east and parallel to said center line, a distance of 88 feet to a point; thence south and parallel to the westerly line of said tract, a distance of 55 feet to a point; thence west and parallel to said center line, a distance of 88 feet to a point; thence north, a distance of 25 feet to the point of beginning; and prohibiting the erection, construction or maintenance of any building structure or any part thereof or encroachment or projection of any kind whatsoever (other than fire escapes) on, over or across said horizontal plane described above.

Note: There appears of record an instrument dated December 26, 1958 and recorded December 26, 1958 as Document No. 17413316 entered into by and between the

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Prudential Insurance Company of America, a corporation of New Jersey, and 2000 Corporation, a corporation of Illinois, where said easements were preserved and declaring same to be in full force and effect and not extinguished by reason of common ownership of said land and easements.

6. Terms, provisions and conditions of the Heating Agreement made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated October 8, 1959 and known as Trust No. 14757, with American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated October 8, 1959 and known as Trust Number 14758, dated November 24, 1961 and recorded November 30, 1961 as Document No. 18343194, and as amended by Agreement dated June 1, 1964 and recorded November 12, 1964 as Document No. 19301552 and amended by Agreement recorded February 2, 1976 as Document No. 23378328, relating to the construction and maintenance of certain therein described heating and refrigeration equipment to be located in the southwest corner of the sub-basement of the improvement on the land for the benefit of the land south and adjoining and relating to rates and charges therefore, as the same may be amended and restated.
7. Right to maintain two vaults, several metal grates, and a canopy which appear to be associated with the building located on the land and which adjoin the north line of the land, pursuant to permit issued by the City of Chicago.
8. Encroachment of the south east corner of the multi-story building located mainly on the land onto property south and adjoining by .05 of a foot, as disclosed by Survey No. 0010020 dated November 14, 2000 prepared by Chicago Guarantee Survey Co.
9. Encroachment of the canopy located mainly on the land onto the municipal property north and adjoining by approximately 14 feet, as disclosed by Survey No. 0010020 dated November 14, 2000 prepared by Chicago Guarantee Survey Co.
10. Encroachment of the steel & glass canopy located mainly on the land onto the municipal property north and adjoining by approximately 13 feet, as disclosed by Survey No. 0010020 dated November 14, 2000 prepared by Chicago Guarantee Survey Co.
11. Terms, provisions, conditions and limitations of the Ordinance executed by the City Council of the City of Chicago approving the designation of the Palmolive Building at 919 North Michigan Avenue as a Chicago landmark, a copy of which was recorded July 5, 2000 as Document No. 00498141.
12. Unrecorded agreement with Trans-Lux Corporation to maintain a time/temperature sign on the building.

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