

UNOFFICIAL COPY

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7/23/0159 18 001 Page 1 of 4
2001-11-16 09:53:12
Cook County Recorder 27.00

QUITCLAIM DEED



This Instrument Prepared by:

William J. Takahashi
Winston & Strawn
35 West Wacker Drive
Chicago, Illinois, 60601

After Recording Return to:

James L. Beard, Esq.
Piper Marbury Rudnick & Wolfe
203 N. LaSalle Street, Suite 1800
Chicago, Illinois 60601-1293

7953287 0228 ①

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The Grantor, CHICAGO UNION STATION COMPANY, an Illinois corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and quitclaim to TRIZECHAHN 10/120 FEE LLC, a Delaware limited liability company located at c/o TrizecHahn Office Properties, Inc., 233 South Wacker Drive, Suite 4600, City of Chicago, County of Cook, State of Illinois, all of Grantor's interest in the following described real estate situated in the County of Cook in the State of Illinois to wit:

SEE EXHIBIT A

Permanent Index Numbers: 17-16-104-005-6001 / 17-16-104-007-6001

Property Address: Air rights lying above certain horizontal planes described in Exhibit A at 10 S. Riverside and 120 S. Riverside, Chicago, Illinois 60603

Dated this ____ day of November, 2001.

CHICAGO UNION STATION COMPANY,
an Illinois corporation

By: Michael F. Dickter
Name: Michael F. Dickter
Its: Assistant Secretary

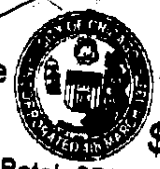
I hereby declare that the attached
Quit Claim Deed represents a
transaction exempt under 49
U.S.C. Section 2401(1).

Michael F. Dickter
Date: 11/8/01

Mail subsequent tax bills to:

TrizecHahn 10/120 Fee LLC
c/o TrizecHahn Office Properties, Inc.
233 South Wacker Drive, Suite 4600
Chicago, IL 60606
Attn: Evan M. Boris

City of Chicago
Dept. of Revenue
265227
11/14/2001 10:27 Batch 07212 48
Real Estate
Transfer Stamp
\$157,500.00



BOX 333-CTT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

7-11-03

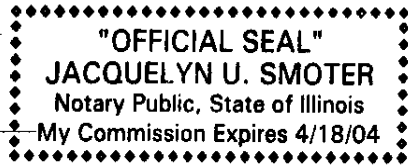
State of Illinois }
 }
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Michael F. Dickter, the Assistant Secretary of CHICAGO UNION STATION COMPANY, an Illinois corporation, 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 (s)he signed, sealed and delivered the instrument as his/her free and voluntary act for the purposes and uses set forth therein.

Given under my hand and notarial seal, this 8th day of November, 2001.

Jacquelyn U. Smoter
Notary Public

My commission expires on _____



Property of Cook County Clerk's Office

EXHIBIT ALEGAL DESCRIPTION10 AIR RIGHTS PARCELPARCEL 1

That part of Lot 2 in Railroad Companies' Resubdivision of Blocks 62 to 76 both inclusive, 78, parts of Blocks 61 and 77 and certain vacated streets and alleys in school section addition to Chicago, a subdivision of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat of said Resubdivision recorded in the Recorder's office of Cook County, Illinois, on March 29, 1924, in book 188 of plats at page 16, as document 8339751, falling within a tract of land comprised of parts of Lots 1 and 2 in said Railroad Companies' Resubdivision which is bounded and described as follows:

beginning at the northeast corner of said Lot 1 and running thence southwardly along the easterly line of said Lot 1 a distance of 199.495 feet to an angle point in said easterly lot line; thence continuing southwardly along said easterly line a distance of 199.23 feet to its intersection with the north line of the south 33 feet of said Lot 1; thence west along the north line of the south 33 feet of said Lot 1 and of said Lot 2 a distance of 218.665 feet to an intersection with the east line of the west 20 feet of said Lot 2; thence north along said east line of the west 20 feet of said Lot 2 a distance of 398.19 feet to its intersection with the north line of said Lot 2, and thence east along the north line of said Lot 2 and of said Lot 1 a distance of 239 feet to the point of beginning,

(excepting from the parcel of land above described the respective portions thereof lying vertically below the following horizontal planes:

- (a) a horizontal plane 18.5 feet above Chicago City Datum, the perimeter of which is described as follows: beginning at the northwest corner of said parcel and running thence easterly along the north line of said parcel to the intersection of said north line and a line (the "Limiting Plane Line") 168 feet east of and parallel to the west line of said parcel; thence southwardly along the Limiting Plane Line to the intersection of said line and the south line of said parcel; thence westerly along the south line of said parcel to the southwest corner thereof; thence northerly along the west line of said parcel to the northwest corner of said parcel, which is the point of beginning of said horizontal plane, and
- (b) a horizontal plane 21.0 feet above Chicago City Datum over that portion of said parcel which is not vertically below the horizontal plane described in clause (a) above.

120 AIR RIGHTS PARCELPARCEL 1

That part of Lot 3 in Railroad Companies' Resubdivision of Blocks 62 to 76, both inclusive, 78, parts of 61 and 77 and certain vacated streets and alleys in School Section Addition to Chicago, a Subdivision of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat of said Resubdivision recorded in the Recorder's Office of Cook County, Illinois on March 29, 1924, in Book 188 of Plats at Page 16, as Document 8339751; falling within a tract of land comprised of parts of Lots 3 and 4 in said Railroad Companies' Resubdivision which is bounded and described as follows:

beginning at the Southeast Corner of said Lot 4 and running thence west along the South line of said Lot 4 and of said Lot 3 a distance of 242.50 feet to the point of intersection of said South line of Lot 3 with the East line of the West 20 feet of said Lot 3; thence north along said East line of the West 20 feet of Lot 3 a distance of 397.635 feet to an intersection with the South line of the North 33.0 feet of said Lot 3; thence east along the South line of the North 33 feet of said Lots 3 and 4 a distance of 216.50 feet to an

intersection with the Easterly line of said Lot 4; and thence southwardly along the Easterly line of said Lot 4 a distance of 398.60 feet to the point of beginning,

excepting, however, from the parcel of land above-described the respective portions thereof lying vertically below the following horizontal planes:

- (a) a horizontal plane 20.5 feet above Chicago City Datum, the perimeter of which is described as follows: beginning at the northwest corner of said parcel and running thence easterly along the north line of said parcel a distance of 168 feet; thence southwardly to a point on the south line of said parcel 168 feet from the southwest corner thereof; thence westerly a distance of 168 feet along said south line of said parcel to the southwest corner thereof; thence northerly along the west line of said parcel to the point of beginning of said horizontal plane, a distance of 397.64 feet, more or less; also
- (b) a horizontal plane 22.5 feet above Chicago City Datum over the remainder of said parcel which is now vertically below the horizontal plane described in clause (a) above.

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