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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 10th day of December, 2001, by TIAA REALTY, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware ("Grantor") in favor of 230 WEST MONROE PT, LLC, a Delaware limited liability company ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto

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 whatsoever, of Grantor, either in law or 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 heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the provisions set forth in Exhibit B attached hereto.

Permanent Real Estate Number: 17-16-202-013-0000
17-16-202-014-0000

Address of real estate: 230 West Monroe Street
Chicago, Illinois 60606



0020017369

1026/020105 001 Page 1 of 6
2002-01-04 14:26:04
Cook County Recorder 59.00

City of Chicago
Dept. of Revenue
268201



Real Estate
Transfer Stamp
\$483,825.00

12/27/2001 16:16 Batch 06553 42

BOX 333-CTI

7938154 D2 1083

GP
MAS

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Property of Cook County Clerk's Office

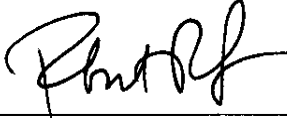
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003-888 X108

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

TIAA REALTY, INC.,
a Delaware corporation

By: 

(07) Name: ROBERT D. LOVERRO
Title: ASSISTANT SECRETARY

Mail subsequent tax bills to:

230 West Monroe PT, LLC
3001 Summer Street
Stamford, CT 06904

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 28.01
REVENUE STAMP
0000070050
REAL ESTATE TRANSFER TAX
\$32,255.00
~~0000000~~
FP326670

After recording mail to:

Christopher Murtaugh, Esq.
Winston & Strawn
35 West Wacker Drive
Chicago, IL 60601

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 28.01
REVENUE STAMP
0000070050
REAL ESTATE TRANSFER TAX
0000000
FP326670

STATE TAX
STATE OF ILLINOIS
DEC. 28.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000034614
REAL ESTATE TRANSFER TAX
3225500
FP326660

REORDER ITEM #: TX-1000 LABEL

STATE TAX
STATE OF ILLINOIS
DEC. 28.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000034614
REAL ESTATE TRANSFER TAX
3225500
FP326660

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ASSISTANT SECRETARY
ROBERT D. LOVERRO

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STATE OF NEW YORK }
 }
COUNTY OF NEW YORK }

The undersigned, a notary public in and for said County, in the State aforesaid, does hereby certify that ROBERT D. LOVERRO, personally known to me to be the Assistant Secretary of TIAA REALTY, INC., a corporation organized and existing under the laws of the State of Delaware, 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 as such he/she signed and delivered the said instrument pursuant to authority, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of December, 2001.

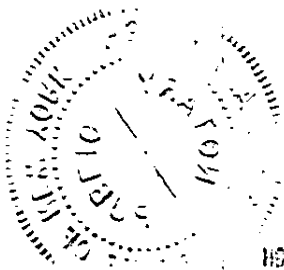
Maria McHugh
NOTARY PUBLIC

MARIA A. MCHUGH
Notary Public, State of New York
No. 01MC5083440
Qualified in Nassau County
Commission Expires Aug. 20 05
October 10,

20017369

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Commission Expires Aug. 11, 2011
Qualified in Illinois County
Not Domiciled in
Maryland State of New York
MARTIN A. KISHNER

2011-08-11 11:50:00

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EXHIBIT A

Legal Description

All of Lot 7 and all of Lot 8 (except the west 40 feet thereof taken for widening of Franklin Street) in Block 94 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian (excepting from said premises the North 9 feet thereof taken for alley) in Cook County, Illinois.

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EXHIBIT B

Permitted Encumbrances

(See Attached)

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Permitted Exceptions

(P) TAXES FOR THE YEAR 2001

2001 TAXES ARE NOT YET DUE OR PAYABLE.

PERM TAX#

PCL

17-16-202-013-0000 1 OF 2

THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. LOT 8 & W45 FT LOT 7

17-16-202-014-0000 2 OF 2

THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. T EAST 45 FT OF LOT 7

(E) ENCROACHMENT OF METAL TRIM ON PILLARS ALONG WEST SIDE OF BUILDING LOCATED ON THE LAND OVER THE WEST LINE OF THE LAND ONTO THE STREET WEST AND ADJOINING BY .03 TO .06 FEET AS DISCLOSED BY SURVEY BY CHICAGO GUARANTEE SURVEY COMPANY, DATED OCTOBER 25, 2001 AS ORDER NO. 0109016.

(Q) THE RIGHT TO MAINTAIN THE STAND PIPES, HYDRANT VALVES, CATCH BASINS, DRAINS, AND MANHOLES SHOWN ON SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED OCTOBER 15, 2001 AS ORDER NO. 0109016 IN FAVOR OF ANY PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES.

(U) EXISTING UNRECORDED LEASES AS SET FORTH ON THE RENT ROLL ATTACHED TO ~ AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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