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4275/0247 45 001 Page 1 of 8
2002-06-06 12:51:10
Cook County Recorder 35.00



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Handwritten: 79883650287

This document
Prepared by and after
recording return to:

Sue Ann Fishbein
Piper Marbury
Rudnick & Wolfe,
203 N. LaSalle Street
Suite 1800
Chicago, IL 60601

(The Above Space for Recorder's Use Only)

QUIT CLAIM DEED

THE GRANTOR, AFC Coal Properties, Inc., an Ohio corporation and **AMERICAN PREMIER UNDERWRITERS, INC.**, formerly known as the Penn Central Company, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** to **TRIZECHAHN 10/120 FEE LLC**, a Delaware limited liability company (the "Grantee"), all interest in, to and under the following described Real Estate (the "Property") situate in the County of Cook in the State of Illinois, to wit:

Handwritten: (H)

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 17-16-104-008-6001

Address of Real Estate: 120 South Riverside Plaza, Chicago, Illinois

together with land and buildings, facilities, roadways, utility lines and infrastructure, and improvements thereon, and appurtenances thereto; all appurtenant easements and other rights appurtenant thereto; all hereditaments and tenements therein and reversions, remainders, issues, profits, and other rights belonging or related thereto; all riparian and water rights; all systems, facilities, fixtures, machinery, equipment and conduits to provide fire protection, security, heat, exhaust, ventilation, air conditioning, electrical power, light, plumbing, refrigeration, gas, sewer and water thereto; and all right, title and interest of Grantor in and to all streets, alleys, passages and other rights-of-way included therein or adjacent thereto (before or after their vacation).

BOX 333-CTI

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IN WITNESS WHEREOF, this deed has been executed by Grantor as of the 29th day of May, 2002.

AFC COAL PROPERTIES, INC.,
an Ohio corporation


By: 
Name: John A. Anderson
Its: President

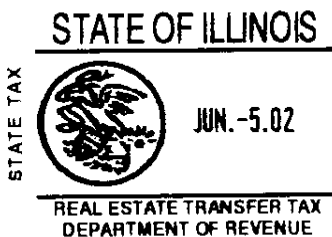
AMERICAN PREMIER UNDERWRITERS, INC.,
a Pennsylvania corporation

By: 
Name: John A. Anderson
Its: Vice President

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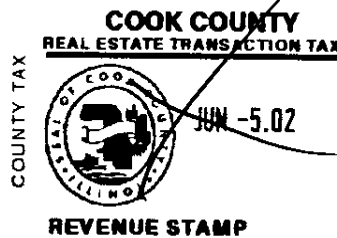
City of Chicago
Dept. of Revenue
279361
06/03/2002 15:37 Batch 14339 51

 Real Estate
Transfer Stamp
\$26,812.50



0000025934

REAL ESTATE TRANSFER TAX
0357500
FP 102808



0000030029

REAL ESTATE TRANSFER TAX
0178750
FP 102802

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STATE OF OHIO)
)
COUNTY OF HAMILTON)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John A. Anderson, personally known to me to be the President of AFC Coal Properties, Inc., an Ohio corporation, 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 to me that he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said company as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 29th day of May, 2002.

Notary Public

Karen Plogstedt

My commission expires: 5/8/2005



KAREN PLOGSTEDT
Notary Public - State of Ohio
My Commission Expires
May 8, 2005

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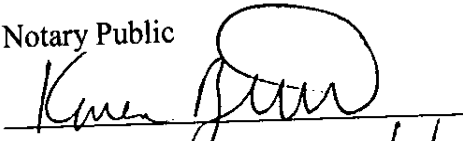
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STATE OF OHIO)
)
COUNTY OF HAMILTON)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John A. Anderson, personally known to me to be the Vice President of American Premier Underwriters, Inc., a Pennsylvania corporation, 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 to me that he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said company as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 29th day of May, 2002.

Notary Public



My commission expires: 5/8/2005



KAREN PLOGSTED
Notary Public - State of Ohio
My Commission Expires
May 8, 2005

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EXHIBIT A

120 South Riverside Legal Description

THAT PART OF LOT 4 (EXCEPT THE NORTH 33 FEET THEREOF) LYING ABOVE A HORIZONTAL PLANE AT AN ELEVATION OF 22.50 FEET, CHICAGO CITY DATUM AND AS TO THE NORTH 33 FEET OF LOT 4 LYING ABOVE A HORIZONTAL PLANE OF 25.70 FEET ABOVE CHICAGO CITY DATUM IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, BOTH INCLUSIVE, 78, PARTS OF LOTS 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 NO. 8339751, IN COOK COUNTY, ILLINOIS; AND LOTS 1, 2, 3 AND 4 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 RESUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 24, 1924 IN BOOK 188 OF PLATS AT PAGE 16, AS DOCUMENT 8339751; AND

ALL THAT PARCEL of land situated in the City of Chicago, County of Cook, State of Illinois, being Lot 8 in Railroad Company's Resubdivision of Blocks 62 to 76 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 No. 8339751, and being that property of the former Pittsburgh, Fort Wayne and Chicago Railway Company further bounded and described according to Sheet No. 1 of 11 of a plan of survey made by Chicago Guarantee Survey Company, Registered Land Surveyor Corporation No. 1, dated February 11, 1981, as follows:

BEGINNING at the Northeast Corner of said Lot 8, also being the intersection of the South right-of-way line of West Jackson Boulevard and the West Dock line of the South Branch of the Chicago River as established by Circuit Court Decree dated October 21, 1903; thence Southerly along the East line of Lot 8, a distance of 99.00 feet to an angle point in said Easterly Lot line; thence continuing Southerly along said Easterly line, a distance of 303.38 feet to the Southeast Corner of said Lot 5; thence Westerly along the Southerly line of Lot 8 and the North right-of-way line of West Van Buren Street, a distance of 61.25 feet to the Southwest Corner of Lot 8; thence Northerly along a curve concave to the West having a radius of 2,292.01 feet, a central angle of 10°00'49"; a chord of 400.07 feet, the arc distance of 400.57 feet to the Northwest Corner of Lot 8; thence Easterly along the North line of Lot 8 and the South right-of-way of West Jackson Boulevard, a distance of 51.17 feet to the Point of beginning.

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CONTAINING an area of 17,498 square feet, more or less.

EXCEPTING THEREOUT AND THEREFROM that portion of the hereinabove described property lying vertically below the horizontal plane 25.70 feet above Chicago City Datum.

AND, ALL THAT PARCEL of land situated in the City of Chicago, County of Cook-, State of Illinois, being Lot 5 in Railroad Company's Resubdivision of Blocks 62 to 76 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 No. 8339751, and being that property of the former Pittsburgh, Fort Wayne and Chicago Railway Company (predecessor of said Grantor) further bounded and described according to Sheet No. 3 of 11 of a plan of survey made by Chicago Guarantee Survey Company Registered Land Surveyor Corporation No. 1, dated February 11, 1991, as follows:

BEGINNING at the Northeast Corner of said Lot 5, also being the intersection of the South right-of-way line of West Adams Street and the West Dock line of the South Branch of the Chicago River as established by Circuit Court Decree dated October 21, 1903; thence Southerly along the East line of Lot 5, a distance of 203.465 feet to a angle point in said Easterly Lot line; thence continuing Southerly along said easterly line, a distance of 203.34 feet to the Southeast Corner of said Lot 5; thence Westerly along the Southerly line of Lot 5 and the North right-of-way line of West Jackson Boulevard, a distance of 46.59 feet to the Southwest Corner of Lot 5; thence Northerly along the West line of Lot 5, a distance of 370.36 feet to a Point of Curvature thence along a tangential curve concave to the Northeast having a radius of 1,146.28 feet, a central angle of $1^{\circ}45'33''$, a chord of 35.19 feet, the arc distance of 35.19 feet to the Northwest Corner of Lot 5; thence Easterly along the North line of Lot 5 and the south right-of-way of the West Adams Street, a distance of 40.82 feet to the Point of Beginning

CONTAINING an area of 17,501 square feet more or less.

EXCEPTING THEREOUT AND THEREFROM that portion of the hereinabove property lying vertically below the horizontal plane 25.70 feet above Chicago City Datum.

AND, ALL THAT PARCEL of land situated in the City of Chicago, County of Cook, State of Illinois, being Lot 1 in Railroad Company's Resubdivision of Blocks 62 to 76 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 No. 8339751, and being that property of the former Pittsburgh, Fort Wayne and Chicago Railway Company (predecessor of said Grantor) further bounded and described according to Sheet No. 9 of 11 of a plan of survey made by Chicago Guarantee Survey Company, Registered Land Surveyor Corporation No. 1, dated February 11, 1981, as follows:

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BEGINNING at the Northeast Corner of said Lot 1, also being the intersection of the South right-of-way line of West Madison Street and the West Dock line of the South Branch of the Chicago River as established by Circuit Court Decree dated October 21, 1903; thence Southerly along the East line of Lot 1, a distance of 199.495 feet to an angle point in said Easterly Lot line; thence continuing Southerly along said Easterly line, a distance of 232.245 feet to the Southeast Corner of said Lot 1; thence Westerly along the Southerly line of Lot 1, a distance of 28.68 feet to the Southwest Corner of Lot 1; thence Northerly along the West line of Lot 1, a distance of 431.29 feet to the Northwest Corner of Lot 1; thence Easterly along the North line of Lot 1, a distance of 50.00 feet to the Point of Beginning.

CONTAINING an area of 16,286 square feet, more or less.

EXCEPTING, THEREOUT AND THEREFROM the portions of the hereinabove described property lying vertically below the following horizontal planes:

- (a) a horizontal plane 21.00 feet above Chicago City Datum for all of said Lot 1 except the South thirty-three (33) feet of said lot; and
- (b) a horizontal plane 25.70 feet above Chicago City Datum for the South thirty-three (33) feet of said lot.

AND, ALL THAT PARCEL of land situated in the City of Chicago, County of Cook State of Illinois, being Lot 4 in Railroad Company's Resubdivision of Blocks 62 to 76 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 No. 8339751, and being that property of the former Pittsburgh, Fort Wayne and Chicago Railway Company, Registered Land Surveyor Corporation No. 1, dated February 11, 1981, as follows:

BEGINNING at the Southeast Corner of said Lot 4, also being the intersection of the North right-of-way line of West Adams Street and the West Dock line of the South Branch of the Chicago River as established by Circuit Court Decree dated October 21, 1903; thence Westerly along the South line of Lot 4, a distance of 45.59 feet to the Southwest Corner of Lot 4; thence Northerly along the Westerly line of Lot 4 on a curve concave to the East having a radius of 1,146.28 feet, a central angle of 6°44'08" a chord of 134.68 feet, the arc distance of 134.76 feet to a Point of Tangent; thence continuing Northerly along the Westerly line of Lot 4, a distance of 296.19 feet to the Northwest corner of Lot 4; thence easterly along the North line of Lot 4, a distance of 33.01 feet to a point on the South line of the North 33.00 feet of said Lot 4; thence continuing Southerly along the East line of Lot 4, a distance of 398.60 feet to the Point of Beginning.

CONTAINING an area of 16,675 square feet, more or less.

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EXCEPTING THEREOUT AND THEREFROM the portions of the hereinabove described property lying vertically below the following horizontal planes:

- (a) a horizontal plane 22.50 feet above Chicago City Datum for all of said – Lot 4 except the North thirty-three (33) feet of said lot; and
- (b) a horizontal plane 25.70 feet above Chicago City Datum for the North thirty-three (33) feet of said lot.

Property of Cook County Clerk's Office

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