

SPECIAL WARRANTY DEED

Illinois



THIS INDENTURE, made as of the 1st day of November, 2002, between **MONROE/CLINTON LLC**, an Illinois limited liability company, whose address is 20 North Wacker Drive, Suite 3200, Chicago, Illinois 60606 (hereinafter referred to as "Grantor"), to and in favor of **555 WEST MONROE STREET OWNER CORP**, a Delaware corporation, whose address is Two Prudential Plaza, 180 North Stetson,

92-1-22-10-10-10

Ste.3275, Chicago, Illinois 60601(hereinafter referred to as "Grantee"); WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and by this reference made a part hereof, 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 the 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 the Grantee, its successors and assigns forever.

And the 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in **Exhibit B** attached hereto and made a part hereof.

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

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	NOV.-02	9934250
	# 0000046456	FP326660

MONROE/CLINTON LLC, an Illinois limited liability company

By: **FRC Monroe LLC**, an Illinois limited liability company, its Managing Member

Its: Manager
Name: Steven D. Fifield

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSFER TAX
	NOV.-02	\$49,671.25 0000000
	# 0000090991	FP326670

City of Chicago
Dept. of Revenue
292629



Real Estate Transfer Stamp
\$745,069.00

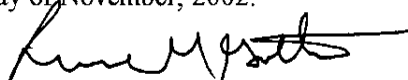
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven D. Fifield, as Manager of FRC Monroe LLC, the Managing Member of Monroe/Clinton LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of such Company as Managing Member of Monroe/Clinton LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Companies for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of November, 2002.



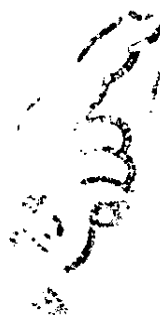
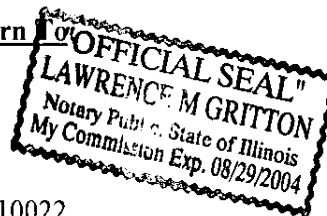
Notary Public

This Instrument Was Prepared By:

Lawrence M. Gritton
Katz Randall Weinberg & Richmond
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

After Recording Return

John Opar
Shearman & Sterling
599 Lexington Avenue
New York, New York 10022



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EXHIBIT A

PROPERTY DESCRIPTION

(555 W. Monroe Street)

(A) Lots 2 and 3, except the South 14.08 feet of said Lot 3, in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

(B) All of Lot 1 through 6, both inclusive, in Ward's Subdivision of Lot 1 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(C) All those parts of Lot 7 in Ward's Subdivision of Lot 1 in Block 47 and of Lot 2 in Block 47 of School Section Addition to Chicago, and of Lot 1 in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, all lying North of a line 124.86 feet South of and parallel with the South line of West Monroe Street, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(D) The vacated North-South 10 foot public alley lying East of and adjoining Lot 1 and West of and adjoining Lots 2 and 3 in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, all lying North of a line 124.86 feet South of and parallel with the South line of West Monroe Street, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(G) Easement for ingress and egress for the benefit of Parcels 1(A), 1(B), 1(C) and 1(D) recorded November 2, 2000 as document number 00866229 and re-recorded December 13, 2000 as document number 00977331 and Amendment recorded December 3, 2001 as document number 0011134341 and Second Amendment recorded September 11, 2002 as document number 0020996691 over the following described parcel of real estate: that part of Lot 2 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of a line 124.86 feet South of and parallel with the South line of West Monroe Street and North of a line 136.86 feet South of and parallel with the South line of West Monroe Street, in Cook County, Illinois and all that part of Lot 1 in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, lying South of a line 124.86 feet South of and parallel with the South line of West Monroe Street and North of a line 136.86 feet South of and parallel with the South line of Monroe Street, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

(H) Easement for the ingress and egress for the benefit of Parcels 1A, 1B, 1C and 1D recorded November 2, 2000 as document number 00866228 and re-recorded December 13, 2000 as document number 00977332 and Amendment recorded October 9, 2002 as document number 0021110223 over the following described Parcel of real estate: the East 28 feet of Lots 1 and 9 in

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Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, lying South of a line 124.86 feet South of and parallel with the South line of West Monroe Street and North of the Easterly extension of the North line of the South 8 feet of Lot 3 in W.B. Egan's Subdivision of Lots 7 and 8 in Block 47 of School Section Addition to Chicago, all in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 555 West Monroe Street
Chicago, Illinois

PINs 17-16-107-024
17-16-107-026
17-16-107-029

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Acts of Purchaser and those claiming by, through and under Purchaser.
2. General real estate taxes and assessments for the year 2002 and subsequent years.
3. Redevelopment Agreement by and among the City of Chicago, Monroe/Clinton LLC and The Quaker Oats Company dated October 30, 2000 recorded November 2, 2000 as document number 00866230.
4. Declaration of Covenants Conditions and Restrictions made by Monroe/Clinton LLC, Jefferson Clinton LLC and Adams/Clinton LLC, dated October 30, 2000 recorded November 2, 2000 as document number 00866231.
5. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
6. Terms, provisions, conditions relating to the easements described as Parcels 1(G) and 1(H) contained in the instruments creating such easements, including any recorded amendments thereto.
7. The interest of The Quaker Oats Company (hereinafter referred to as "Quaker") under (i) that certain Lease dated as of March 1, 2000 between Quaker and Monroe/Clinton LLC (hereinafter referred to as "LLC"), (ii) that certain Amendment to Office Lease by and between Quaker and LLC dated April 24, 2000, (iii) that certain Letter Agreement from Quaker to LLC, agreed to by LLC, dated June 19, 2000, (iv) that certain Second Amendment to Office Lease dated May 24, 2002 by and between Quaker and LLC, and (v) that certain Third Amendment to Office Lease dated October 25, 2002 between Quaker and LLC.

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