

UNOFFICIAL COPY

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62-8/0057 16 001 Page 1 of 4
2003-04-02 12:17:22

Cook County Recorder 52.50

SPECIAL WARRANTY DEED



0030443069

175 JEFFERSON, LLC, an Illinois limited liability company, having an address at 20 North Wacker Drive, Suite 3200, Chicago, IL 60606 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does GRANT, BARGAIN AND SELL unto PUBLIC BUILDING COMMISSION OF CHICAGO, an Illinois municipal corporation, having an address at Richard J. Daley Center, Room 200, Chicago, IL 60602 ("Grantee"), and to its successors and assigns, forever, that certain tract of land, together with any and all buildings and other improvements located thereon, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lots 2, 3 and 6 and the North 41.3 feet of Lot 7 in Block 27 in Original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, the North 41.3 feet of Lot 7 in Block 27 ^{also known as} being known as Lot 9 in the subdivision of Lots 7 and 10 in Block 27 aforesaid, in Cook County, Illinois.

NNNT 01030846

PIN: 17-09 323-001/002
ADDRESS: ~~55~~ Lake Street, Chicago, Illinois 60661
^{Pl. 567}

101
Jommi

This transaction is exempt from transfer tax under 35 ILCS 200/31-45 (a)

By: [Signature]
Name/Title:

This conveyance is made by Grantor and accepted by Grantee subject to matters set forth in Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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 Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Real Estate, with the appurtenances, unto Grantee, and its heirs, successors and assigns forever.

EXECUTED this 31st day of MARCH, 2003.

175 JEFFERSON, LLC, an Illinois limited liability company
By: [Signature]
Steven D. Fifield, its manager

STATE OF ILLINOIS)
) SS
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 175 JEFFERSON, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered an the said instrument as his/her free and voluntary act, and the free and the voluntary act of said manager for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 24 day of March, 2003.

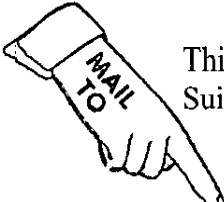


Kathryn A Hutcherson
Notary Public

My Commission Expires:

8/2/05

This Instrument was prepared by: Sue Ann Fishbein, Finer Rudnick, 203 North LaSalle Street, Suite 1800, Chicago, IL 60601



~~Prepared by~~
UPON RECORDING RETURN TO:
Schiff Hardin & Waite
6600 Sears Tower
Chicago, IL 60606
Attn: Steve Friedland

SEND SUBSEQUENT TAX BILLS TO:
Exempt

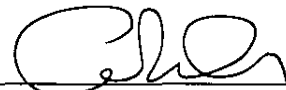
EXHIBIT A
PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Perpetual easement dated September 1, 1950 and recorded September 7, 1950 as Document No. 14896886 affecting part of Lot 7 granting access for the purpose of vehicular ingress and egress.
4. Inchoate liens and claims for liens arising under contracts and other agreements executed by Grantor for the design or performance of the Work (as defined under the Build-to-Suit and Sale/Purchase Agreement dated November 14, 2003 among the Chicago Transit Authority, a municipal corporation of the State of Illinois as purchaser, 175 Jefferson, LLC, an Illinois limited liability company, as seller, and Fifield Realty Corp., a Delaware corporation, as guarantor), which are to be paid pursuant to the terms of the foregoing Agreement.
5. Acts done or suffered by grantee, or anyone claiming by, through, or under grantee.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

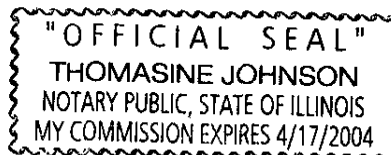
Dated 03/28/2003

Signature 
Carin R. Walkenberg

Subscribed and sworn to before me by

the said this 28th


day of March, 2003



(Notary Public) 

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

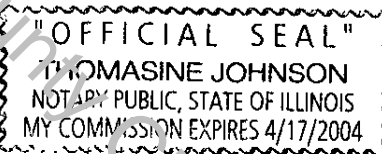
Dated 03/28/2003

Signature 
Carin R. Walkenberg

Subscribed and sworn to before me by

the said this 28th

day of March, 2003



(Notary Public) 

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)