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This instrument was prepared by and after recording should be returned to:

Lawrence M. Mages, Esq.
Bell, Boyd & Lloyd LLC
70 West Madison Street
Suite 3300
Chicago, Illinois 60602



0316732038

Eugene "Gene" Moore Fee: \$38.00
Cook County Recorder of Deeds
Date: 06/18/2003 10:19 AM Pg: 1 of 7

8129735- Da-Tms (3 of 15)

QUITCLAIM DEED

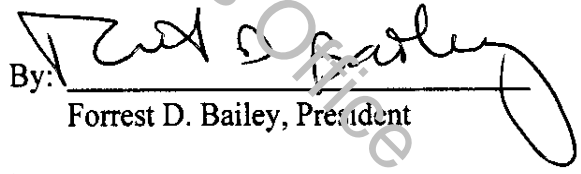
THE GRANTOR, PALMOLIVE BUILDING RETAIL, LLC, a Delaware limited liability company, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to PALMOLIVE FACADE, LLC, a Delaware limited liability company, GRANTEE, the Real Estate described on Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 11th day of June, 2003.

PALMOLIVE BUILDING RETAIL, LLC

By: **PALMOLIVE BUILDING MANAGER, LLC**, its Manager

By: **Draper and Kramer, Incorporated**, its Manager

By: 
Forrest D. Bailey, President

Tax-exempt under Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.



Buyer, Seller or Agent

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Forrest D. Bailey, as President of Draper and Kramer, Incorporated, Manager of Palmolive Building Manager, LLC, Manager of Palmolive Building Retail, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal June ____, 2003.

Danita Blankenship

 Notary Public



UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION OF FACADE PARCEL BEING TRANSFERRED BY RETAIL OWNER TO FACADE OWNER****PARCEL 1****RETAIL FACADE PARCEL AT 1st FLOOR:*****PARCEL 1-A* 1st FLOOR RETAIL FACADE
(SPACE BETWEEN EXTERIOR FACE AND WALL CENTERLINE):****(1st FLOOR RETAIL EXTERIOR FACE)**

ALL THE LAND, PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 28.55 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PART THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 29;

THENCE EAST ALONG THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 3.03 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 3.04 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING ON THE EXTERIOR MARBLE SURFACE OF THE 1ST STORY SECTION OF THE BUILDING AT 919 N. MICHIGAN AVENUE, ALSO KNOWN AS THE PALMOLIVE BUILDING;

THENCE EAST, A DISTANCE OF 3.60 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 6 COURSES AND DISTANCES;

THENCE NORTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 52.38 FEET;

THENCE SOUTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 2.89 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.60 FEET;

THENCE SOUTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.82 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 69.52 FEET;

THENCE SOUTH ALONG A LINE ON THE INTERIOR SURFACE OF SAID BUILDING, PERPENDICULAR TO SAID EXTERIOR SURFACE, 54.17 FEET;

THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 33.10 FEET, ALONG SAID INTERIOR LINE, FOR THE FOLLOWING 5 COURSES AND DISTANCES;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.00 FEET;

THENCE EAST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 31.30 FEET;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 11.90 FEET;

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THENCE WEST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.88 FEET;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 28.12 FEET TO EXTERIOR SURFACE OF SAID BUILDING ALSO TO THE SOUTH LINE OF SAID NORTH HALF LOTS 23 TO 31;

THENCE WEST ALONG SAID EXTERIOR SURFACE AND SAID SOUTH LINE, HAVING AN ANGLE OF 89 DEGREES 55 MINUTES 50 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 108.38 FEET;

THENCE NORTH ALONG SAID EXTERIOR SURFACE, HAVING AN ANGLE OF 89 DEGREES 44 MINUTES 45 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 101.16 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE NORTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.41 FEET TO SAID POINT OF BEGINNING.

EXCEPT HERE FROM THE FOLLOWING DESCRIBED PARCEL:
(1st FLOOR RETAIL CENTERLINE OF EXTERIOR WALL)

ALL THE LAND, PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 28.58 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PART THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 29;

THENCE EAST ALONG THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 4.03 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 4.04 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING ON THE CENTERLINE OF EXTERIOR WALL OF THE FIRST STORY SECTION OF THE BUILDING AT 919 N. MICHIGAN AVENUE, ALSO KNOWN AS THE PALMOLIVE BUILDING;

THENCE EAST, A DISTANCE OF 3.60 FEET ALONG SAID CENTERLINE OF EXTERIOR WALL FOR THE FOLLOWING 6 COURSES AND DISTANCES;

THENCE NORTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 49.36 FEET;

THENCE SOUTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 2.89 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.60 FEET;

THENCE SOUTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.82 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 71.02 FEET;

THENCE SOUTH ALONG A LINE ON THE INTERIOR SURFACE OF SAID BUILDING, PERPENDICULAR TO SAID EXTERIOR SURFACE, 52.67 FEET;

THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 33.10 FEET, ALONG SAID INTERIOR LINE, FOR THE FOLLOWING 5 COURSES AND DISTANCES;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.00 FEET;

THENCE EAST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 31.30 FEET;

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THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 11.90 FEET;

THENCE WEST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.88 FEET;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 27.12 FEET TO SAID CENTERLINE OF EXTERIOR WALL;

THENCE WEST ALONG SAID CENTERLINE, HAVING AN ANGLE OF 89 DEGREES 55 MINUTES 50 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 106.87 FEET;

THENCE NORTH ALONG SAID CENTERLINE, HAVING AN ANGLE OF 89 DEGREES 44 MINUTES 45 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 98.70 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE NORTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.42 FEET TO SAID POINT OF BEGINNING.

**PARCEL 1-B 1st FLOOR RETAIL REMAINDER
(SPACE BETWEEN LOT LINE AND EXTERIOR FACE):**

(DEED DESCRIPTION WITH VERTICAL LIMITS)
(RETAIL PARCEL AT 1st FLOOR)

ALL THE LAND PROPEKTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.58 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PART THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29;

THENCE EAST ALONG THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 132.55 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 58.68 FEET;

THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 33.10 FEET, ALONG SAID INTERIOR LINE, FOR THE FOLLOWING 5 COURSES AND DISTANCES;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.00 FEET;

THENCE EAST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 31.30 FEET;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 11.90 FEET;

THENCE WEST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.88 FEET;

THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 28.12 FEET TO THE SOUTH LINE OF THE NORTH HALF OF LOTS 23 TO 31 AFORESAID;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOTS 23 TO 31 AFORESAID HAVING AN ANGLE OF 89 DEGREES 55 MINUTES 50 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 108.48 FEET TO THE WEST LINE OF LOTS 23 TO 31 AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOTS 23 TO 31 AFORESAID, HAVING AN ANGLE OF 89 DEGREES 44 MINUTES 45 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED LINE, 107.57 FEET TO THE NORTHWEST CORNER OF LOT 29 AND SAID POINT OF BEGINNING.

EXCEPT THERE FROM THE FOLLOWING DESCRIBED PARCEL:
(1st FLOOR RETAIL EXTERIOR FACE)

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ALL THE LAND, PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 28.58 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PART THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 29;

THENCE EAST ALONG THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 3.03 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 3.04 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING ON THE EXTERIOR MARBLE SURFACE OF THE 1ST STORY SECTION OF THE BUILDING AT 919 N. MICHIGAN AVENUE, ALSO KNOWN AS THE PALMOLIVE BUILDING;

THENCE EAST, A DISTANCE OF 3.60 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 6 COURSES AND DISTANCES;

THENCE NORTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 52.38 FEET;

THENCE SOUTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 2.89 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.60 FEET;

THENCE SOUTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.82 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 69.52 FEET;

THENCE SOUTH ALONG A LINE ON THE INTERIOR SURFACE OF SAID BUILDING, PERPENDICULAR TO SAID EXTERIOR SURFACE, 54.17 FEET;

THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 33.10 FEET, ALONG SAID INTERIOR LINE, FOR THE FOLLOWING 5 COURSES AND DISTANCES;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.00 FEET;

THENCE EAST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 31.30 FEET;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 11.90 FEET;

THENCE WEST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.88 FEET;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 28.12 FEET TO EXTERIOR SURFACE OF SAID BUILDING ALSO TO THE SOUTH LINE OF SAID NORTH HALF LOTS 23 TO 31;

THENCE WEST ALONG SAID EXTERIOR SURFACE AND SAID SOUTH LINE, HAVING AN ANGLE OF 89 DEGREES 55 MINUTES 50 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 108.38 FEET;

THENCE NORTH ALONG SAID EXTERIOR SURFACE, HAVING AN ANGLE OF 89 DEGREES 44 MINUTES 45 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 101.16 FEET;

THENCE EAST ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE NORTH ALONG SAID EXTERIOR SURFACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.41 FEET TO SAID POINT OF BEGINNING


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STATEMENT BY GRANTOR AND GRANTEE

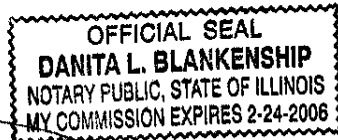
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

PALMOLIVE BUILDING RETAIL, LLC, a
Delaware limited liability company

Dated June 11, 2003

Signature 
Lawrence M. Mages, Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
11th DAY OF June, 2003



NOTARY PUBLIC 

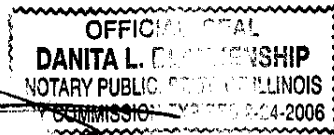
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

PALMOLIVE FACADE, LLC, a Delaware limited
liability company

Dated June 11, 2003

Signature 
Lawrence M. Mages, Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent THIS
11th DAY OF June, 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.)