

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28th day of June, 2004, between NATIONAL-LOUIS UNIVERSITY, an Illinois not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and BCG ASSOCIATES, LLC, an Illinois limited liability company, of 122 S. Michigan, Suite 1000, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other 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 Trustees for National-Louis University, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the part of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on the next page 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 the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate described on Exhibit A, attached hereto and made a part hereof, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-15-103-010-0000 and 17-15-103-013-0000

Address of Real Estate: 122 S. Michigan, Chicago, Illinois 60603 (Floors 1 and 7)

This transaction is exempt under the provisions of 35 ILCS 200/31-45(b).

Date: June 28, 2004



Doc#: 0420327036
Eugene "Gene" Moore Fee: \$38.00
Cook County Recorder of Deeds
Date: 07/21/2004 10:10 AM Pg: 1 of 8

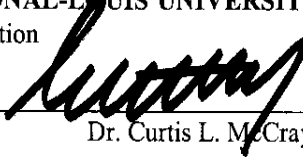
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Box 400-CTCC


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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, the day and year first above written.


NATIONAL-LOUIS UNIVERSITY, an Illinois not-for-profit corporation

By: 
Dr. Curtis L. McCray, President

Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. 14.04
REVENUE STAMP

000000000042
**REAL ESTATE
TRANSFER TAX**
00260,75
FP 103022

CITY TAX
CITY OF CHICAGO

JUL. 14.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

9870000000484
**REAL ESTATE
TRANSFER TAX**
03911,25
FP 103023

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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 Dr. Curtis L. McCray, being the President, personally known to me to be the same person whose name is subscribed to the foregoing instrument, or having proved such identity to me by satisfactory evidence, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act and deed of NATIONAL-LOUIS UNIVERSITY, an Illinois not-for-profit corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28 day of June, 2004.



Kathryn Osen
Notary Public

This instrument was prepared by:

Joseph Q. McCoy, Esq.
Schwartz, Cooper, Greenberger & Krauss, Chtd.
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

AFTER RECORDING MAIL TO:

Sharon Beth-Halachmy
Funkhouser Vegosen Liebman & Dunn Ltd.
55 West Monroe Street
Suite 2410
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

BCG ASSOCIATES, LLC (Name)
c/o New Centurian, Inc., 150 Seventh Avenue, 45th Floor (Address)
New York, NY 10123, Attn: Ivor Braka (City, State and Zip)

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EXHIBIT A

Legal Description

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008151258 D1
 STREET ADDRESS: 122 S. MICHIGAN AVENUE
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER:

LEGAL DESCRIPTION:**PARCEL 1:**

"FLOOR 7"

THE SOUTH HALF OF LOT 5 AND ALL LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW 112.02 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY, AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES WEST ALONG THE SOUTH LINE THEREOF 171.84 FEET TO A WEST LINE THEREOF; THENCE NORTH 0 DEGREES 21 MINUTES 25 SECONDS EAST ALONG A WEST LINE OF SAID TRACT AND ITS NORTHERLY EXTENSION, 196.89 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 171.80 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 00 DEGREES 20 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 196.84 FEET TO THE POINT OF BEGINNING,

EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS (K - WEST ELEVATORS, FLOORS 2 THROUGH 7), (L - WEST ELEVATOR, FLOORS 2 THROUGH 7) AND (D1 - FREIGHT ELEVATOR) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(K - WEST ELEVATORS, FLOORS 2 THROUGH 7)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 112.02 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 33.43 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 9.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 59' 00" EAST ALONG THE NORTH LINE OF SAID TRACT 40.74 FEET; THENCE SOUTH 00° 01' 00" WEST 14.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 11' 42" EAST 45.00 FEET; THENCE SOUTH 00° 48' 18" WEST 9.64 FEET; THENCE NORTH 89° 11' 42" WEST 45.00 FEET; THENCE NORTH 00° 48' 18" EAST 9.64 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPTING,

(CONTINUED)

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008151258 D1
 STREET ADDRESS: 122 S. MICHIGAN AVENUE
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER:

LEGAL DESCRIPTION:

(L - WEST ELEVATOR, FLOORS 2 THROUGH 7)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 112.02 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 33.43 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 9.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 59' 00" EAST ALONG THE NORTH LINE OF SAID TRACT 93.24 FEET; THENCE SOUTH 00° 01' 00" WEST 15.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 11' 42" EAST 7.50 FEET; THENCE SOUTH 00° 48' 18" WEST 9.64 FEET; THENCE NORTH 89° 11' 42" WEST 7.50 FEET; THENCE NORTH 00° 48' 18" EAST 9.64 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPTING,

(D1 - FREIGHT ELEVATOR)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 292.21 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 0.03 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 9.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 21' 25" WEST 4.95 FEET; THENCE SOUTH 89° 42' 07" EAST 1.86 FEET; THENCE NORTH 00° 17' 53" EAST 1.25 FEET; THENCE SOUTH 89° 42' 07" EAST 0.78 FEET; THENCE NORTH 00° 17' 53" EAST 2.95 FEET; THENCE SOUTH 89° 42' 07" EAST 11.20 FEET; THENCE SOUTH 00° 17' 53" WEST 2.72 FEET; THENCE SOUTH 89° 42' 07" EAST 10.28 FEET; THENCE NORTH 00° 17' 53" EAST 1.60 FEET; THENCE SOUTH 89° 42' 07" EAST 6.98 FEET; THENCE SOUTH 00° 17' 53" WEST 0.70 FEET; THENCE SOUTH 89° 42' 07" EAST 2.31 FEET; THENCE NORTH 00° 17' 53" EAST 0.64 FEET; THENCE SOUTH 89° 42' 07" EAST 2.38 FEET; THENCE SOUTH 00° 17' 53" WEST 4.96 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 89° 15' 36" EAST 11.48 FEET; THENCE SOUTH 00° 17' 53" WEST 7.73 FEET; THENCE NORTH 89° 11' 42" WEST 10.92 FEET; THENCE NORTH 00° 44' 24" EAST 0.49 FEET; THENCE NORTH 89° 15' 36" WEST 0.56 FEET; THENCE NORTH 00° 17' 53" EAST 7.22 FEET, TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008151258 D1
STREET ADDRESS: 122 S. MICHIGAN AVENUE
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:**PARCEL 2:**

(B - AMEX)

A PARCEL BEING PART OF THE SOUTH HALF OF LOT 5 AND ALL OF LOTS 8 AND 9 (EXCEPT SO MUCH THEREOF AS HAS BEEN TAKEN FOR ALLEY), TAKEN AS A TRACT, ALL IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL LYING BELOW 33.43 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE 14.68 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE HORIZONTAL BOUNDARIES OF SAID PARCEL PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00° 20' 45" EAST ALONG THE EAST LINE SAID TRACT, 103.43 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE NORTH 89° 19' 52" WEST 7.87 FEET; THENCE NORTH 00° 40' 08" EAST 1.30 FEET; THENCE NORTH 89° 19' 52" WEST 9.77 FEET; THENCE SOUTH 00° 40' 08" WEST 1.30 FEET; THENCE NORTH 89° 19' 52" WEST 1.60 FEET; THENCE NORTH 00° 40' 08" EAST 0.14 FEET; THENCE NORTH 89° 19' 52" WEST 0.61 FEET; THENCE NORTH 00° 40' 08" EAST 0.50 FEET; THENCE NORTH 89° 19' 52" WEST 44.74 FEET; THENCE NORTH 45° 21' 35" WEST 20.39 FEET; THENCE NORTH 44° 38' 25" EAST 21.62 FEET; THENCE SOUTH 89° 19' 52" EAST 64.08 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE SOUTH 00° 20' 45" WEST ALONG SAID EAST LINE, 30.36 FEET, TO THE POINT OF BEGINNING,

TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE FOREGOING PARCEL (AMONG OTHERS) AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 22, 1999 AS DOCUMENT 99386479, BY AND BETWEEN MICHIGAN-ADAMS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND NATIONAL-LOUIS UNIVERSTIY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 22, 1999 AS DOCUMENT 99386479, BY AND BETWEEN MICHIGAN-ADAMS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND NATIONAL-LOUIS UNIVERSITY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED JUNE 29, 2004 AND RECORDED ~ AS DOCUMENT ~.

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes which are not yet due and payable for calendar year 2003 and subsequent years.
2. The rights of all persons claiming by, through or under the party of the second part.
3. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the party of the second part.
4. Exceptions set forth on Schedule B of the title commitment issued by Chicago Title Insurance Company, Commitment Number(s) _____, dated _____, 2004.

Property of Cook County Clerk's Office

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