



Doc#: 0426534019  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/21/2004 09:56 AM Pg: 1 of 4

THIS INSTRUMENT WAS PREPARED BY

Megan M. Wolfinger, Esq.,  
Jones Day  
77 West Wacker Drive, Suite 3500  
Chicago, Illinois 60601-1692

Doc#: 0411339005  
Eugene "Gene" Moore Fee: \$30.00  
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Date: 04/22/2004 08:57 AM Pg: 1 of 4

Mail to:  
Shepard Gould, Esq.  
Piper Rudnick  
203 N. LaSalle Street  
Chicago, IL 60601

Please re-record  
to reflect corrected  
name.

**SPECIAL WARRANTY DEED**  
Corporation to Corporation  
Illinois

**THIS SPECIAL WARRANTY DEED**, is made as of the 16<sup>th</sup> day of April 2004 between **33 W. MONROE, L.L.C.**, a Delaware limited liability company, with an address of c/o Prime Group Realty Trust, 77 West Wacker Drive, Suite 2900, Chicago, Illinois 60601 ("**Grantor**") to and in favor of **33 WEST MONROE ASSOCIATES, LLC**, a Delaware limited liability company, whose address is c/o AmTrust Realty Corp., 250 Broadway, New York, New York 10007 ("**Grantee**"),

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee and to his heirs and assigns, **FOREVER**, all the following described 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 encumbered 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.

PP  
6 of 10  
DEC

67319

Order #

5-67319

4

# UNOFFICIAL COPY

WITNESS the signature of the Grantor on this Special Warranty Deed the day and year first above written.

**33 WEST MONROE, L.L.C.**, a Delaware limited liability company

By: 33 West Monroe-I, L.L.C., a Delaware limited liability company, its Administrative Member

By: Prime Group Realty, L.P., a Delaware limited partnership, its Sole Member

By: Prime Group Realty Trust, a Maryland real estate investment trust, its General Partner

By: Stephen J. Nardi  
Name: STEPHEN J. NARDI  
Its: Chairman of the Board

STATE OF Illinois )  
COUNTY OF Cook )

I, ANNETTE M. CRANE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEPHEN J. NARDI as Chairman of the Board of Prime Group Realty Trust, a Maryland real estate investment trust, the General Partner of Prime Group Realty, L.P., a Delaware limited partnership, the Sole Member of 33 West Monroe-I, L.L.C., a Delaware limited liability company, the Administrative Member of 33 West Monroe, L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chairman of the Board, 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 limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16<sup>th</sup> day of April, 2004.

Annette M. Crane  
Notary Public

**AFTER RECORDING RETURN TO:**

Shepard Gould, Esq.  
Piper Rudnick  
203 N. LaSalle Street, Suite 1800  
Chicago, Illinois 60601



# UNOFFICIAL COPY

## EXHIBIT A TO DEED

### PROPERTY DESCRIPTION - FEE INTEREST

The East 1/4 of Lot 2 in Block 141 in School Section Addition to Chicago; also all that part of Lot 3 in said Block 141 in School Section Addition to Chicago, which lies West of a line Drawn North and South through said Lot 3, parallel with the West Line of State Street, a distance of 130 feet therefrom in the East 1/2 of the Northeast 1/4 of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 33 West Monroe, Chicago, Cook County, Illinois

PIN: 17-16-213-020 Vol. 511  
17-16-213-021 Vol. 511

**COOK COUNTY REAL ESTATE TRANSFER TAX**  
 COUNTY TAX REVENUE STAMP  
 APR. 21. 04  
 # 0000127388

**STATE OF ILLINOIS REAL ESTATE TRANSFER TAX**  
 STATE TAX  
 APR. 21. 04  
 # 0000000000

**REAL ESTATE TRANSFER TAX**  
 10238.75

**REAL ESTATE TRANSFER TAX**  
 20477.50  
 FPS 26669

City of Chicago  
 Dept. of Revenue  
 336807  
 04/22/2004 08:43 Batch 06251 15

**Real Estate Transfer Stamp**  
 \$153,581.25

Not A Public Title  
Order # \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT B TO DEED

### PERMITTED EXCEPTIONS

1. Taxes for the year 2003, Final Installment Only, and subsequent years, not now due and payable.
2. Rights of the public, the abutting owners and the municipality and the State of Illinois in and to that part of land taken or used for alley and Marble Place. (Affects the South 9 Feet of Parcel)
3. Note: Information and disclosures contained in environmental disclosure document for transfer of real property recorded February 3, 1999 as Document 99114814.
4. Rights of tenants as tenants only pursuant to unrecorded leases as listed on rent roll.
5. Covenants, conditions, easements and restrictions of record.
6. Public and utility easements.
7. Matters shown on the title insurance policy and/or plat of survey received by Grantee in connection with this conveyance.

File Number Title  
Order # \_\_\_\_\_