

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)

AFTER RECORDING, MAIL TO:

Lisa M. Starcevic  
Weinberg Richmond LLP  
333 W. Wacker Drive  
Suite 1800  
Chicago, Illinois 60606

NAME AND ADDRESS OF PREPARER:

Shefsky & Froelich, Ltd.  
444 North Michigan Avenue, Ste 2500  
Chicago, Illinois 60611  
Attn: Paul Kelley



Doc#: 0522102254  
Eugene "Gene" Moore Fee: \$48.00  
Cook County Recorder of Deeds  
Date: 08/09/2005 01:28 PM Pg: 1 of 8

### RHSP

\$10.00 Fee

Triton Yard, LLC, an Illinois limited company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by UIR Campus & Tower, L.L.C., an Illinois limited liability company ("Grantee"), whose mailing address is 4201 West 36<sup>th</sup> Street, Chicago, Illinois 60632 and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does GRANT, SELL, and CONVEY, unto Grantee, its successors and assigns forever, that certain tract of real property located in Cook County, Illinois, as more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with and expressly assigning to Grantee any and all rights appertaining thereto, including, without limitation, the easement described as Parcel 2 on Exhibit A, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	AUG. - 8.05	# 0000003434
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		02474.00
		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	AUG. - 8.05	# 0000000000
REVENUE STAMP		01237.00
		FP 103022

P.I.N.: Part of 16-34-210-011-0000 and 16-34-401-003-0000  
Property Address: 3600 South Pulaski, Chicago, Illinois

### Box 400-CTCC

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ERHS

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TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor does covenant, promise and agree to and with Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except herein recited; and that Grantor will WARRANT AND DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof.


IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 5<sup>TH</sup> day of August, 2005.

GRANTOR:

Triton Yard, LLC, an Illinois limited liability company

By: *Louis D. Alvarez*  
Name: Louis D. Alvarez  
Title: Manager

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CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>CITY OF CHICAGO</b> AUG.-8.05	# 0000002214	<b>REAL ESTATE TRANSFER TAX</b>
			<b>18555.00</b>
			<b>FP 103023</b>

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STATE OF ILLINOIS            )  
  ) SS:  
COUNTY OF COOK            )

I, Andres R. Bardelas, a Notary Public in and for the County and State aforesaid, do hereby certify that Louis D. Alvarez, the Manager of Triton Yard, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act 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 this 5 day of August, 2005.

Andres R. Bardelas  
Notary Public

My Commission Expires: \_\_\_\_\_



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (BEARINGS BASED ON ASSUMED COORDINATES ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 383.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE THAT IS 383.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 388.00 FEET TO A POINT ON THE NORTH LINE OF WEST 36<sup>TH</sup> STREET AS MONUMENTED AND OCCUPIED; THENCE SOUTH 68 DEGREES 08 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 276.91 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE THAT IS 640.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SECTION 34, A DISTANCE OF 322.68 FEET; THENCE NORTH 47 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 138.32 FEET TO A POINT ON A LINE THAT IS 75.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LINE THAT IS 75.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 563.00 FEET TO A POINT ON A LINE THAT IS 1,310.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID LINE THAT IS 1,310.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 275.00 FEET TO A POINT ON A LINE THAT IS 200.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE THAT IS 200.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 927.00 FEET TO SAID LINE THAT IS 383.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SECTION 34; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE THAT IS 383.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SECTION 34, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, CONTAINING 353,382 SQUARE FEET OR 8.11 ACRES MORE OR LESS.

#### PARCEL 2:

EASEMENT TO USE 35<sup>TH</sup> AND 36<sup>TH</sup> STREET TO AND FROM PULASKI ROAD AS SET FORTH IN A PERPENDICULAR EASEMENT AS CREATED BY GRANT MADE BY THE

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PEOPLES GAS, LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS TO THE INSTITUTE OF GAS TECHNOLOGY, AN ILLINOIS CORPORATION DATED OCTOBER 24, 1967 AND RECORDED NOVEMBER 6, 1967 AS DOCUMENT 20313957 AND SET FORTH IN A PERPENDICULAR EASEMENT AS CREATED BY GRANT MADE BY THE PEOPLES GAS, LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS TO FIRST AMERICAN REALTY COMPANY, AN ILLINOIS CORPORATION, DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053109 FOR ROADWAY PURPOSES AND FOR UNDERGROUND ELECTRICAL CONDUIT SYSTEM THROUGH, ALONG AND ACROSS THAT PART OF THE LAND FALLING IN A PARCEL OF LAND, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 100-FOOT WIDE EXTENDING ACROSS THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ACROSS A PART OF LOT 1 IN COUNTY CLERK'S DIVISION THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, SAID STRIP OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE EAST 33.00 FEET OF SAID SOUTHEAST 1/4 OF SECTION 34 AT A POINT THEREON, WHICH IS 247.54 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTHEAST 1/4 AND RUNNING THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 1505.27 FEET TO A POINT, WHICH IS 808.09 FEET SOUTH FROM SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34 AND ON A LINE, WHICH IS 1430.00 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SOUTHEAST 1/4; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 107.75 FEET TO ITS INTERSECTION WITH A LINE, WHICH IS 100-FOOT, MEASURED PERPENDICULARLY SOUTHEASTERLY FROM AND PARALLEL WITH THE AFORESAID STRAIGHT LINE; THENCE NORTHEASTWARDLY ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 1505.27 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF THE EAST 33.00 FEET OF SECTION 34 AND THENCE NORTH ALONG SAID WEST LINE OF THE EAST 33.00 FEET, A DISTANCE OF 107.75 FEET TO THE POINT OF BEGINNING, AND TERMS AND CONDITIONS HEREIN CONTAINED.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. THE LIEN OF GENERAL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. EXISTING UNRECORDED LEASE DATED SEPTEMBER 1, 2004 BETWEEN TRITON YARD, LLC, AS LANDLORD, AND URBAN INVESTMENT RESEARCH CORPORATION, AS TENANT.
3. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
4. RESERVATION OF EASEMENT IN DEED FROM PEOPLES GAS, LIGHT & COKE COMPANY TO COMMONWEALTH EDISON COMPANY RECORDED SEPTEMBER 6, 1974 AS DOCUMENT 22839568.
5. EASEMENT AS CREATED BY GRANT MADE BY THE PEOPLES GAS, LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS TO THE INSTITUTE OF GAS TECHNOLOGY, AN ILLINOIS CORPORATION DATED OCTOBER 24, 1967 AND RECORDED NOVEMBER 6, 1967 AS DOCUMENT 20313957.
6. EASEMENT AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN THE PEOPLES GAS, LIGHT AND COKE COMPANY; FIRST AMERICAN REALTY COMPANY AND TRANSAMERICAN PROPERTIES INC. DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053109.
7. GRANT OF EASEMENT DATED MAY 2, 1967 AND RECORDED JUNE 29, 1967 AS DOCUMENT 20180326.
8. EASEMENTS IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND RECORDED JUNE 17, 2004 AS DOCUMENT 0416933254 AND DOCUMENT 0416933255, RE-RECORDED RESPECTIVELY AS DOCUMENT NUMBER 0502104291 AND 0502104292.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF COOK         )

The undersigned, being the Manager of Triton Yard, LLC, an Illinois limited liability company, and being duly sworn on oath, state that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ①. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

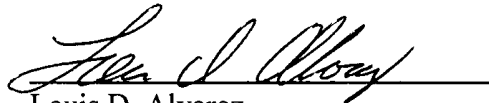
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access and which does not violate applicable local requirements.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access and which does not violate applicable local requirements.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

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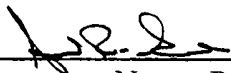
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that the undersigned makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
 Louis D. Alvarez  
 Manager

SUBSCRIBED and SWORN to before me  
 this 5 day of August, 2005.

  
 \_\_\_\_\_  
 Notary Public

967311\_1.DOC

