

UNOFFICIAL COPY



Doc#: 0536132110 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2005 04:06 PM Pg: 1 of 4

050313310

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

CBS BROADCASTING INC., a New York corporation, formerly known as CBS Inc., formerly known as Columbia Broadcasting System, Inc., with an address of 51 West 52nd Street, New York, New York 10019 ("Grantor"), for an in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid and pursuant to the authority of the Board of Directors of Grantor, CONVEYS to GH-630 LLC, a Delaware limited liability company, with an address of 625 N. Michigan Avenue, Chicago, Illinois 60611 ("Grantee"), the following described real estate in the County of Cook, State of Illinois, to wit:

REAL ESTATE SET FORTH ON EXHIBIT A, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

Grantor hereby covenants, promises, and agrees to and with Grantee 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 it will warrant and defend the said premises against all persons lawfully claiming by, through or under Grantor, subject to those matters set forth on Exhibit B attached hereto.

Permanent Real Estate Index Number: 17-10-204-006-0000.
Commonly known as: 630 N. McClurg Court
Chicago, Illinois 60611

Dated as of this 21 day of December, 2005.

CBS BROADCASTING INC., a New York corporation

By: David H. Williamson
Name: David H. Williamson
Its: Vice President – Real Estate

UNOFFICIAL COPY

STATE OF NEW YORK)
) ss
COUNTY OF NEW YORK)

I, the undersigned, a Notary Public, in and for said county, in the state aforesaid, DO HEREBY CERTIFY that David H. Williamson, personally known to me to be the Vice President -- Real Estate of CBS Broadcasting, a New York corporation, 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 the said instrument, pursuant to authority given by the corporation as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Terese Dzedziech
Notary Public

My commission expires:

TERESE DZIEDZIECH
Notary Public, State of New York
No. 01 KA6042604
Qualified in New York County
Commission Expires April 24, 2007

Send Tax Bills to:

Golub & Company
625 N. Michigan Avenue
Suite 2000
Chicago, IL 60611

This instrument prepared by:
Julie B. Behuniak, Esq.
Viacom Inc.
1515 Broadway
New York, New York 10036

After recording return to:
Stewart Title Guaranty Co.
NTS - Chicago Division
2 N. LaSalle Street, Suite 1400
Chicago, IL 60602
Attn: Bettina Anderson NTS# 05031331

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
410329 \$195,000.00
12/27/2005 15:27 Batch 11862 126



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 27. 05
REVENUE STAMP

0008180068
REAL ESTATE
TRANSFER TAX
1300000
FP 326670

STATE TAX
STATE OF ILLINOIS
DEC. 27. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030175
REAL ESTATE
TRANSFER TAX
2600000
FP 326660

UNOFFICIAL COPY

Exhibit A

All of Lots 5 and 12 and that part of Lot 4 lying West of the West line of McClurg Court and that part of Lot 13 lying West of the West line of McClurg Court in Circuit Court Partition of Ogden Estate Subdivision of parts of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

1. Zoning, subdivision, environmental, sanitary health and building laws, codes, ordinances, regulations, rules and restrictions imposed by any governmental authority or municipalities having jurisdiction over the said premises.
2. Conditions, covenants and easements of record.
3. Taxes not yet due and payable.
4. The terms of that certain Lease dated as of December 14, 2005 between GH-630 LLC, as landlord, and CBS Broadcasting Inc., as tenant, for the said premises.

Property of Cook County Clerk's Office