

# UNOFFICIAL COPY



Doc#: 0536319057 Fee: \$40.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2005 01:49 PM Pg: 1 of 9

*Will*

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, made this 28th day of December 2005, between American Freeholds, a general partnership existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois, party of the first part, and Grosvenor International (American Freeholds) Limited, a Nevada corporation, as to an undivided twenty-five percent (25%) interest, SLAC (Freeholds), Inc., a Delaware corporation, as to an undivided thirty percent (30%) interest, and Holyrood Corporation, a Delaware corporation, as to an undivided forty-five percent (45%) interest, parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the parties of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Partners of the party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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 above-described premises, with the hereditaments and appurtenances:

The Grantor assigns its rights in and to those benefits accruing to the owner of the land hereby conveyed derived from that certain Declaration of Covenants dated July 18, 2000 and recorded July 20, 2004 as Document 00542401.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the parties of the second part, their heirs and assigns, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the parties of the second part, and successors, 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, or to claim the same, by, through or under it.

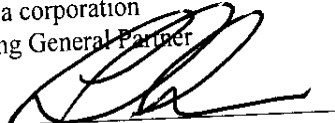
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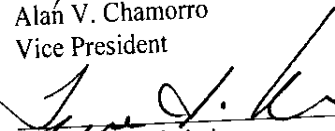
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the Vice President and Assistant Secretary of the Managing General Partner of the party of the first part, as of the day and year first above written.

AMERICAN FREEHOLDS, a Nevada general partnership

By: Grosvenor International (American Freeholds) Limited,  
a Nevada corporation  
Its: Managing General Partner

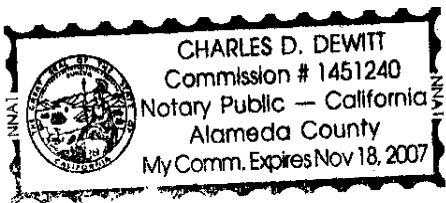
By:   
Name: Alan V. Chamorro  
Title: Vice President

By:   
Name: Teresa S. Whitehair  
Title: Assistant Secretary

State of CALIFORNIA )  
County of ALAMEDA ) SS.

On December 28, 2005, before me, CHARLES D. DEWITT, notary public, personally appeared ALAN V. CHAMORRO, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies) and that, by his/~~her/their~~ signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

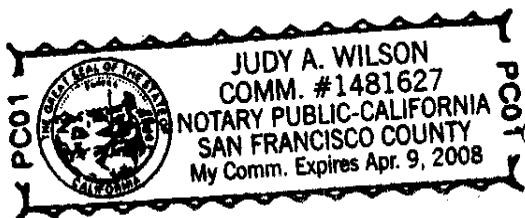


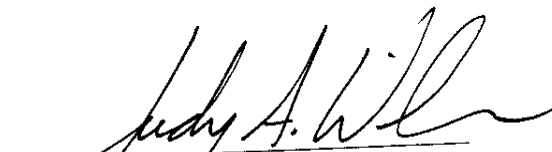
  
Notary's Signature

State of CALIFORNIA )  
County of San Francisco ) SS.

On December 28, 2005, before me, Judy A. Wilson notary public, personally appeared TERESA S. WHITEHAIR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies) and that, by his/~~her/their~~ signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



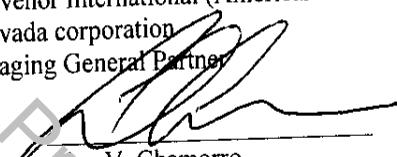
  
Notary's Signature

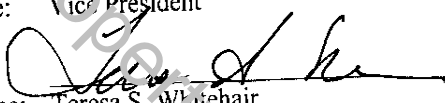
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EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 4,  
REAL TRANSFER ACT – 200.1-2b6  
DATE: DECEMBER 28, 2005

AMERICAN FREEHOLDS, a Nevada general partnership

By: Grosvenor International (American Freeholds) Limited,  
a Nevada corporation  
Its: Managing General Partner

By:   
Name: Alan V. Chamorro  
Title: Vice President

By:   
Name: Teresa S. Whitehair  
Title: Assistant Secretary

Office of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY:

Graham Maloney  
Greene Radovsky Maloney & Share LLP  
Four Embarcadero Center, 40<sup>th</sup> Floor  
San Francisco, CA 94111

MAIL TO:

Graham Maloney  
Greene Radovsky Maloney & Share LLP  
Four Embarcadero Center, 40<sup>th</sup> Floor  
San Francisco, CA 94111

SEND SUBSEQUENT TAX BILLS TO:

Jay Helvey  
c/o Grosvenor USA  
One Embarcadero Center, Suite 3900  
San Francisco, CA 94111

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The grantees or their agents affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Grosvenor International (American Freeholds) Limited, a Nevada corporation

By: [Signature]  
Name: Alan V. Chamorro  
Title: Vice President

By: [Signature]  
Name: Teresa S. Whitehair  
Title: Assistant Secretary

SLAC (Freeholds), Inc., a Delaware corporation

By: [Signature]  
Name: Alan V. Chamorro  
Title: Vice President

By: [Signature]  
Name: Teresa S. Whitehair  
Title: Assistant Secretary

Holyrood Corporation, a Delaware corporation

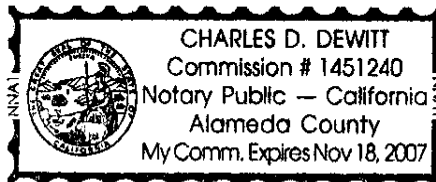
By: [Signature]  
Name: Alan V. Chamorro  
Title: Vice President

By: [Signature]  
Name: Teresa S. Whitehair  
Title: Assistant Secretary

Subscribed and sworn to before me on  
this 28<sup>th</sup> day of December 2005 by  
Alan Chamorro

- Personally know to me
- Proved to me on the basis of satisfactory evidence to be the person who appeared before me

[Signature]  
Notary's Signature

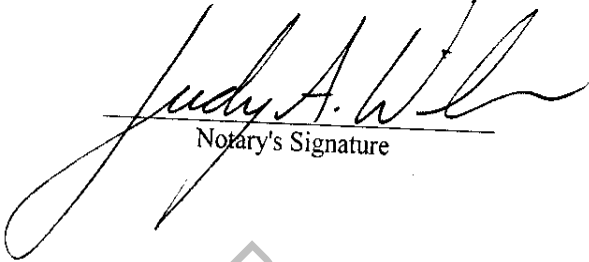


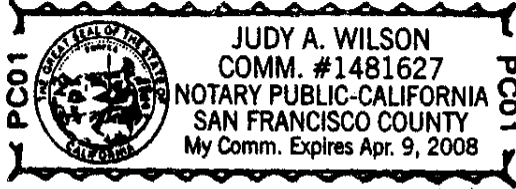
Subscribed and sworn to before me on  
this 28<sup>th</sup> day of December 2005 by

# UNOFFICIAL COPY

Teresa S. Whitehair

- Personally know to me
- Proved to me on the basis of satisfactory evidence to be the person who appeared before me

  
\_\_\_\_\_  
Notary's Signature



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 1 AND 2, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 1 AND 2, A DISTANCE OF 186.19 FEET; THENCE NORTH 0 DEGREES, 02 MINUTES, 05 SECONDS WEST 107.26 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF 186.65 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 0 DEGREES, 12 MINUTES, 49 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 107.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT BEING THE POINT OF BEGINNING OF THE HEREINABOVE DESCRIBED TRACT, ALL IN FERRY'S SUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965528, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") GRANTING A NON-EXCLUSIVE EASEMENT IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS AND TENANTS FROM TIME TO TIME OF THE AMERICAN PROPERTY AND THEIR RESPECTIVE TENANTS, SUBTENANTS, LICENSEES, CONCESSIONAIRES, SUPPLIERS, AGENTS, EMPLOYEES AND INVITEES THE EASEMENT AREA LOCATED UPON THE CHESTNUT PROPERTY FOR THE PURPOSE OF INGRESS AND EGRESS, DELIVERIES, LOADING AND UNLOADING, TRASH REMOVAL, TEMPORARY PARKING OF DELIVERY AND SERVICE TRUCKS AND VEHICLES, AND PROVIDING ACCESS TO AND FROM THE SERVICEWAYS, CORRIDORS AND FREIGHT ELEVATORS LOCATED ON THE AMERICAN PROPERTY, (SUCH EASEMENT AREA, AND ALL REPLACEMENT AREAS THEREOF, BEING HERINAFTER COLLECTIVELY CALLED THE "LOADING DOCK").

#### PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965531, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") GRANTING A NON-EXCLUSIVE EASEMENT IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, THEIR RESPECTIVE TENANTS, SUBTENANTS, LICENSEES, CONCESSIONAIRES, SUPPLIERS, AGENTS, EMPLOYEES AND INVITEES, AN EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA FOR: (i) PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE FIFTH FLOOR OF THE RETAIL BUILDING, AND (ii) THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE ABOVE DESCRIBED ENTRANCE AND DOORS (SUCH ENTRANCE IMPROVEMENTS AND DOORS, AND ALL REPLACEMENTS THEREOF, BEING HEREAFTER COLLECTIVELY CALLED THE "PEDESTRIAN ENTRANCE IMPROVEMENTS")

#### PARCEL 4:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965530, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, A NON-EXCLUSIVE EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA, IN COMMON WITH THE OWNERS, OCCUPANTS, TENANTS, AND INVITEES OF THE CHESTNUT PROPERTY AND THEIR SUCCESSORS AND ASSIGNS, FOR: (i) THE USE OF THE EASEMENT AS A MEANS OF EMERGENCY EGRESS FROM THE AMERICAN PROPERTY AND THE CHESTNUT PROPERTY, TO PEARSON STREET, AND (ii) FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE FIRE WALL AND ALARM EQUIPMENT AND SYSTEMS AS MAY BE REASONABLY LOCATED WITHIN THE EASEMENT AREA (SUCH WALL, DOORS, AND LIGHTING

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AND ALARM EQUIPMENT AND SYSTEMS, AND ALL REPLACEMENT THEREOF, BEING HEREINAFTER COLLECTIVELY CALLED THE "EMERGENCY CORRIDOR IMPROVEMENTS")

PARCEL 5:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965529, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVEDA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, AN EXCLUSIVE EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA FOR THE OPERATION, MAINTENANCE, REPAIR, SERVICE, AND REPLACEMENT OF THE FIRE PROTECTION EQUIPMENT AND SYSTEMS, A STAIRWAY AND WATER MAIN SERVING PARCEL 1 LOCATED IN THE EASEMENT AREA WHICH SERVICE THE AMERICAN PROPERTY.

Property Tax number: 17-03-225-029-0000

Property Address: 830 N. Michigan Ave, Chicago, Illinois

Property of Cook County Clerk's Office



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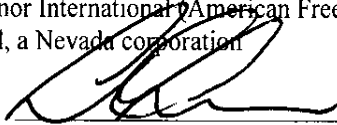
## STATEMENT BY GRANTOR AND GRANTEE

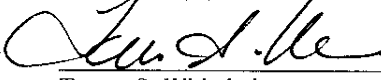
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: December 28, 2005

American Freeholds, a Nevada general partnership

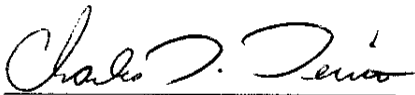
By: Grosvenor International (American Freeholds) Limited, a Nevada corporation

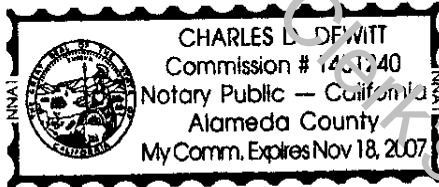
By:   
Name: Alan V. Chamorro  
Title: Vice President

By:   
Name: Teresa S. Whitehair  
Title: Assistant Secretary

Subscribed and sworn to before me on  
this 28<sup>th</sup> day of December 2005 by  
Alan V. Chamorro

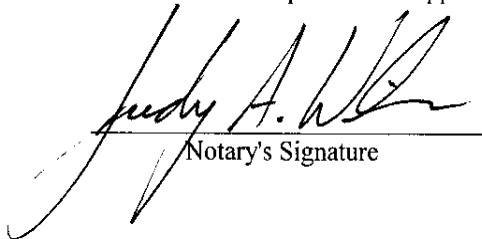
- Personally know to me
- Proved to me on the basis of satisfactory evidence to be the person who appeared before me

  
Notary's Signature



Subscribed and sworn to before me on  
this 28<sup>th</sup> day of December 2005 by  
Teresa S. Whitehair

- Personally know to me
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Notary's Signature

