

UNOFFICIAL COPY

Address of Real Estate:

420 West Van Buren
Chicago, Illinois

Permanent Real Estate Index Number:

17-16-121-003-6002
17-16-121-003-6001



Doc#: 0627745078 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2006 12:19 PM Pg: 1 of 5

NCS - 232538 ICL
DEC CG/HB 294

Property of Cook County Clerk's Office

QUITCLAIM DEED

THE GRANTOR, BANC ONE BUILDING CORPORATION, hereinafter referred to as "Grantor", whether one or more, for the consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to BREOF BNK CHICAGO LLC, a Delaware limited liability company, having an address at c/o Brookfield Asset Management, 181 Bay Street, Suite 300, Toronto, CANADA M5J 2T3 and Three World Financial Center, 11th Floor, New York, NY 10281-1021 and to its successors and assigns, forever, all of Grantor's right, title and interest, in and to all of the buildings, structures, parking structures and other improvements, if any, located on that certain real property situated in Cook County, Illinois, described on Schedule "A" attached hereto and made a part hereof.

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EXECUTED this 27th day of September, 2006.

BANC ONE BUILDING CORPORATION

By: 
Name: George C. Ross

Title: *Pres*

THIS INSTRUMENT PREPARED BY:
Dennis D. Kleiy
Jones Day
222 East 41st Street
New York, New York 10017

AFTER RECORDING RETURN TO:
Michael L. Ben-Isvy, Esq.
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1293


Send subsequent tax bills to:
c/o Brookfield Asset Management
181 Bay Street
Suite 300
Toronto, CANADA M5J 2T3
Attention: Mr. Sujoy Gupta

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~470306~~ \$270,026.25
10/04/2006 11:19 Batch 11841 25



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~470306~~ \$742,500.00
10/04/2006 11:19 Batch 11841 25



STATE OF ILLINOIS
STATE TAX

OCT.-4.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001188
REAL ESTATE
TRANSFER TAX
3500450
FP 103041

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STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

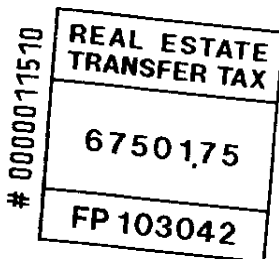
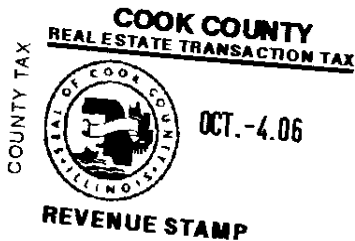
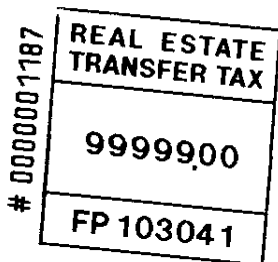
I, Julian Entner, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George C. Ross, the PRESIDENT of BANC ONE BUILDING CORPORATION, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such PRESIDENT, appeared before me this 26th day of September, 2006, 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 company, for the uses and purposes therein set forth.

Given under my hand and seal this 26th day of September, 2006.

Julian Entner
Notary Public

My commission expires:

JULIAN ENTNER
NOTARY PUBLIC, State of New York
No. 01EN8078424
Qualified in Kings County
Certificate Filed in New York County
Commission Expires July 29, 2010

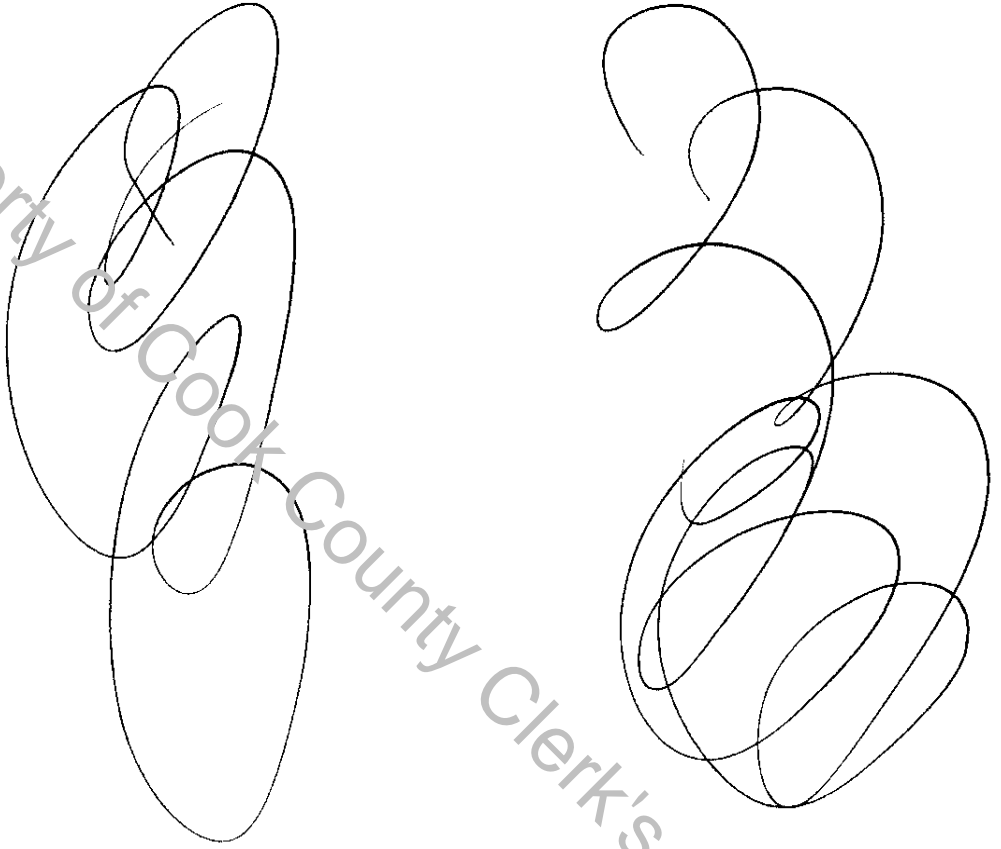


First American Title

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Schedule "A" to Deed

Property of Cook County Clerk's Office



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**420 West Van Buren
Chicago, IL**

PARCEL 1:

LOT 7 (EXCEPT THE WEST 122.53 FEET THEREOF) IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, BOTH INCLUSIVE, BLOCK 78, PARTS OF BLOCKS 61 AND 77 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 IN BOOK 188 ON PAGES 11 TO 28, BOTH INCLUSIVE, AS DOCUMENT NUMBER 8379751 (EXCEPTING THEREFROM THAT PART THEREOF LYING BELOW OR BENEATH THE AIR RIGHTS LIMITING PLANE OR ELEVATION SET FORTH IN APPENDIX "B" TO LEASE RECORDED OCTOBER 2, 1990 AS DOCUMENT 25607453 AND WHICH IS INDICATED IN SAID APPENDIX "B" TO BE 32 FEET 10 INCHES ABOVE CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL LAND AND SPACES BELOW THE AIR RIGHTS LIMITING PLANE DESCRIBED IN PARCEL 1 ABOVE AS ARE OCCUPIED BY COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, INCLUDING THE FINISHED MEZZANINE FLOOR, FOUNDATIONS AND OTHER SUPPORTS FOR THE BUILDING CONTEMPLATED BY THE LEASE DESCRIBED IN PARCEL 1 ABOVE AND SMOKE EXHAUST PLENUMS, ELEVATOR PITTS, FUEL TANKS, PUMPING STATIONS AND MECHANICAL EQUIPMENT LOCATED BELOW SAID AIR RIGHTS LIMITING PLANE FOR THE PURPOSE OF SAID CONTEMPLATED BUILDING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 ABOVE FOR THE CONSTRUCTION, USE, MAINTENANCE, REPAIR, REPLACEMENT OR RENEWAL FROM TIME TO TIME OF ADEQUATE COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, INCLUDING THE FINISHED MEZZANINE FLOOR, FOUNDATIONS AND OTHER SUPPORTS FOR THE BUILDING CONTEMPLATED UNDER THE LEASE DESCRIBED IN PARCEL 1 ABOVE AND SMOKE EXHAUST PLENUMS, ELEVATOR PITTS, FUEL TANKS, PUMPING STATIONS AND MECHANICAL EQUIPMENT, IN THE LAND AND SPACE BELOW THE AIR RIGHTS LIMITING PLANE DESCRIBED IN PARCEL 1 ABOVE, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A NON-EXCLUSIVE APPURTENANT EASEMENT IN FAVOR OF PARCELS 1, 2 AND 3 AS CREATED BY DEED OF EASEMENT RECORDED JANUARY 31, 1990 AS DOCUMENT NO. 90047309 AND AS AMENDED BY FIRST AMENDMENT TO DEED OF EASEMENT RECORDED OCTOBER 19, 1990 AS DOCUMENT NO. 90491486, MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1983 AND KNOWN AS TRUST NO. 107292 TO GATEWAY IV JOINT VENTURE AND OTHERS, FOR THE USE OF 1,100 PUBLIC PARKING SPACES IN THE GARAGE, AS DEFINED THEREIN, WITH RIGHTS OF INGRESS AND EGRESS AND AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION OF SUCH REPAIRS OR RESTORATION FOR THE PERIOD REQUIRED TO COMPLETE SUCH REPAIRS OR RESTORATION ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LEGAL DESCRIPTION:

LOTS 5, 6, 7 AND 8 (EXCEPT FROM SAID LOTS THAT PART FALLING IN ALLEY) IN BLOCK 49 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.