

UNOFFICIAL COPY



Doc#: 0628641188 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/13/2006 02:42 PM Pg: 1 of 6

This Instrument Prepared By:
Michael J. McKeever, Esq.
Pircher, Nichols & Meeks
900 North Michigan Avenue
Suite 1050
Chicago, Illinois 60611

After Recording Return To:

Jared L. Tardy, Esq.
Goulston & Storrs
400 Atlantic Avenue
Boston, Massachusetts 02110

①

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TRIZEC REALTY LLC, a California limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to 550 WEST WASHINGTON PROPERTY LLC, a Delaware limited liability company, ("Grantee"), having an address of c/o Beacon Capital Partners, LLC, One Federal Street, Boston, Massachusetts 02110 and its successors and assigns, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the "Land"), together with, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject to the "Permitted Exceptions" (i.e., unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey, as of date hereof).

DI Castro

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject, however, to the Permitted Exceptions; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the

Box 400

UNOFFICIAL COPY

title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

ADDRESS OF REAL ESTATE: 550 West Washington, Chicago, Illinois 60661.

PERMANENT TAX IDENTIFICATION NUMBERS:

17-09-332-016-0000

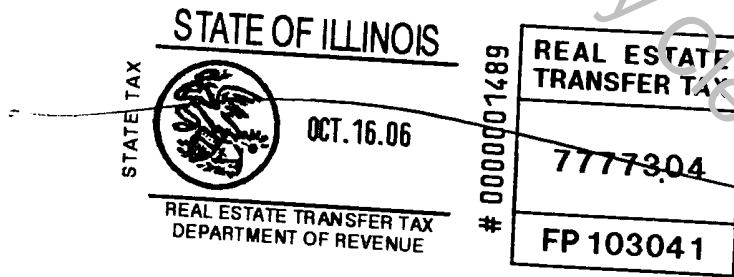
17-09-332-017-0000

17-09-332-018-0000

17-09-332-019-0000

17-09-332-020-0000

[Remainder of page intentionally left blank.]



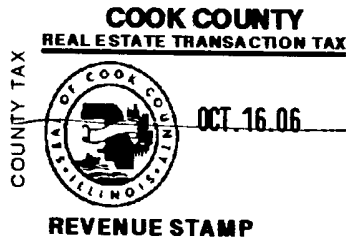
UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 17th day of October, 2006.

GRANTOR:

TRIZEC REALTY LLC,
a California limited liability company

By: Jean Dorans
Name: Jean Dorans
Title: Vice President



REAL ESTATE TRANSFER TAX
9999999
FP 103042

0000012241

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~472032~~ \$686,250.00
10/13/2006 09:43 Batch 11847 38



REAL ESTATE TRANSFER TAX
4375002
FP 103042

0000012242

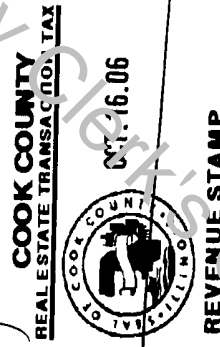
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~472028~~ \$742,500.00
10/13/2006 09:42 Batch 11847 38



REAL ESTATE TRANSFER TAX
9999999
FP 103041

0000001487

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~472026~~ \$742,500.00
10/13/2006 09:42 Batch 11847 38



STATE OF ILLINOIS



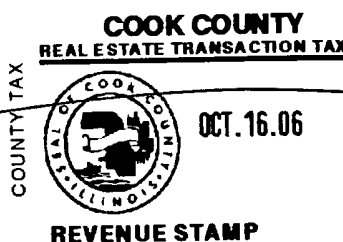
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

OCT. 16.06

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~472024~~ \$742,500.00
10/13/2006 09:41 Batch 11847 38



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~472022~~ \$742,500.00
10/13/2006 09:41 Batch 11847 38



REAL ESTATE TRANSFER TAX
9999999
FP 103042

0000012240

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 3rd day of October, 2006, by Jean Dorans, the Vice President of Trizec Realty LLC, a California limited liability company, is 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 she signed and delivered said instrument as her 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 3rd day of October, 2006.

Carolyn Lesner
Print Name: CAROLYN LESNER

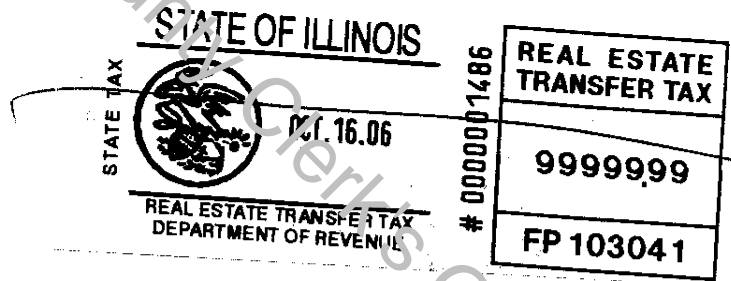
Notary Public

My Commission expires: 10-29-07



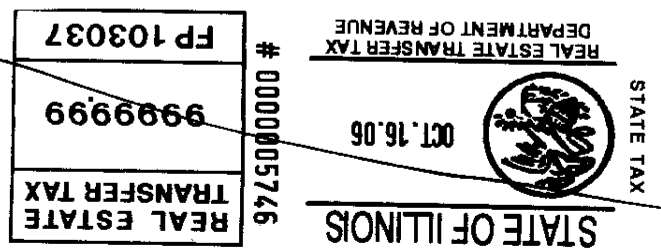
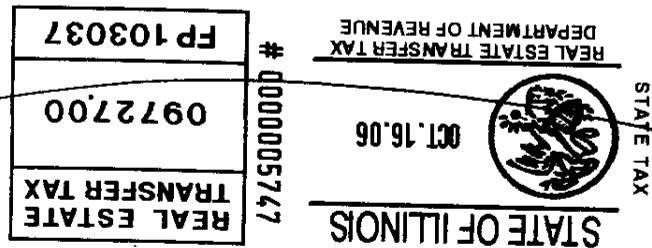
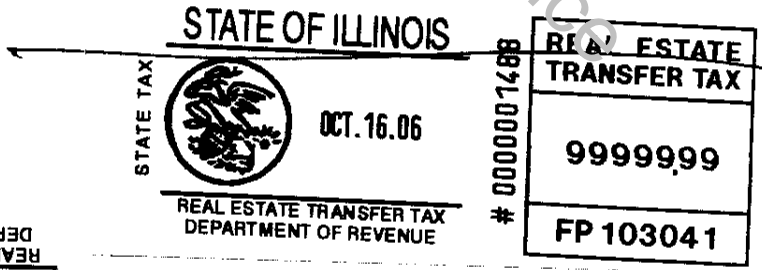
Send subsequent tax bills to:

c/o Beacon Capital Partners, LLC
One Federal Street, 26th Floor
Boston, MA 02110
Attention: William A. Bonn



EXHIBITS:

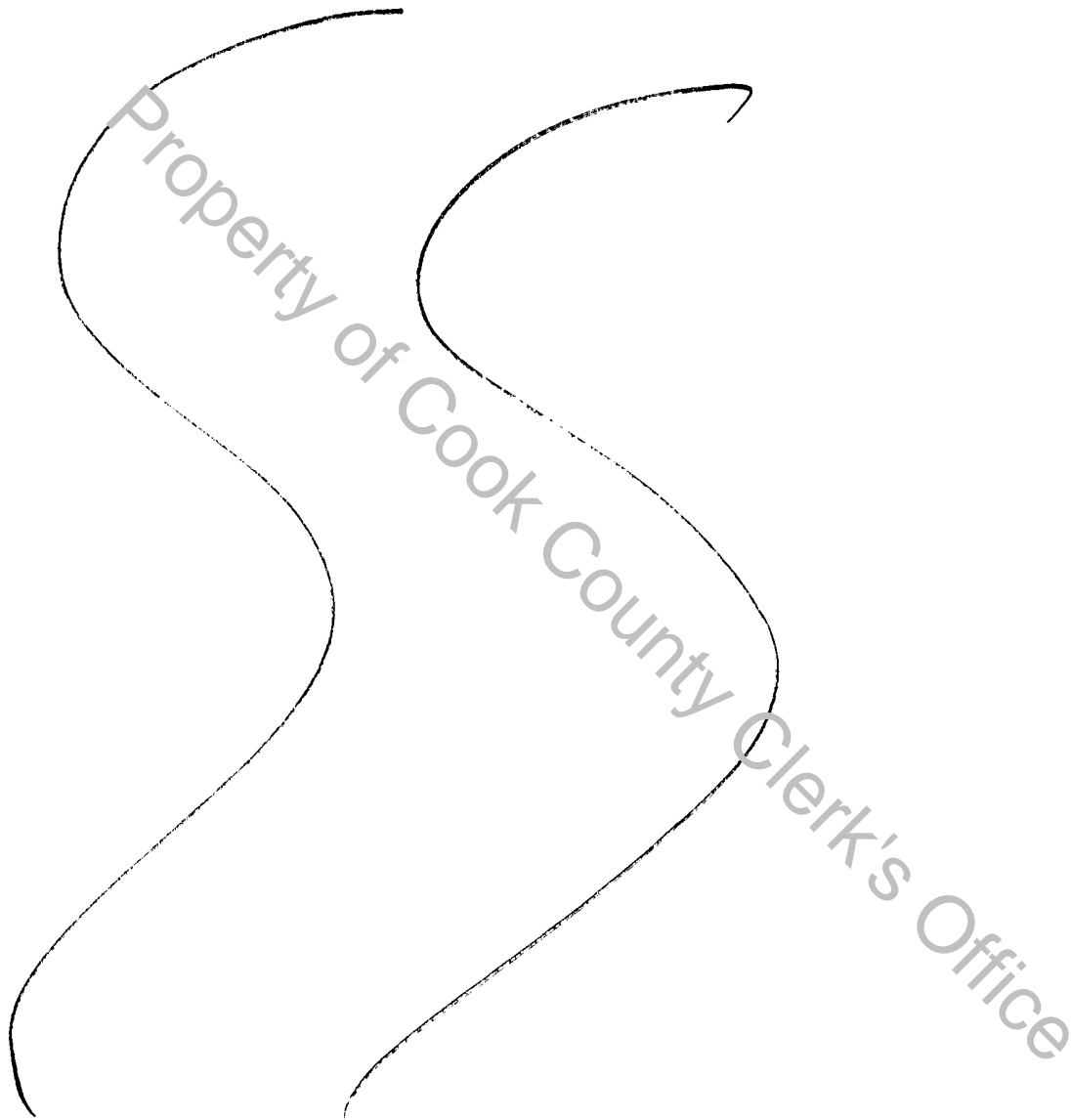
Exhibit A - Property Description



UNOFFICIAL COPY

EXHIBIT A

PROPERTY DESCRIPTION



UNOFFICIAL COPY

Legal Description

Taken from CTIC #1206-3659/1401-008352165
550 West Washington St, Chicago (Cook), IL

PARCEL 1:

THE NORTH 40 FEET OF THE SOUTH 50 FEET OF LOT 2 IN THE SUBDIVISION OF LOTS 1, 4, 5 AND 8 (EXCEPT THE SOUTH 50 FEET OF LOT 8) IN BLOCK 46 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

SUB LOTS 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOT 9 IN BLOCK 46 IN CANAL TRUSTEE'S SUBDIVISION IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 50 FEET OF LOT 8 IN BLOCK 46 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 10 FEET OF SUB LOT 2 IN THE SUBDIVISION OF LOTS 1, 4, 5 AND 8 (EXCEPT THE SOUTH 50 FEET OF LOT 8) IN BLOCK 46 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1 IN THE SUBDIVISION OF LOT 9 IN BLOCK 46 OF CANAL TRUSTEE'S SUBDIVISION IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.