

UNOFFICIAL COPY



THIS DOCUMENT PREPARED BY:

JOHN D. NEUMANN, ESQ.
Jones Day
77 West Wacker Drive, Suite 3500
Chicago, IL 60601-1692

Doc#: 0724760036 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/04/2007 03:33 PM Pg: 1 of 5

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

MERLE TEITELBAUM COWIN, ESQ.
DLA Piper US LLP
203 North LaSalle Street, Suite 1900
Chicago, IL 60601

Tax Parcel ID: 17-09-457-007-0000
17-09-457-008-0000
17-09-457-009-0000

Common Address: 30 North LaSalle Street
Chicago, IL 60602

NCS-304788-CHI
1576 P#148

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 24th day of August, 2007 by **IL-30 N. LaSalle Street, L.L.C.**, a Delaware limited liability company (the "Grantor"), whose mailing address is c/o EOP Operating Limited Partnership, Suite 2100, Two North Riverside Plaza, Chicago, IL 60606 to **30 North LaSalle, L.P.**, a Delaware limited partnership ("Grantee"), whose mailing address is c/o Tishman Speyer Development Corporation, 45 Rockefeller Plaza, New York, NY 10111. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their respective successors and assigns.


WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns, FOREVER, all of that certain real estate, situated in the County of Cook and the State of Illinois, which real estate is more particularly described on Exhibit A attached hereto, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances (the "Property").

5
A

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



SEP.-4.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
999999.00
FP 103037

0000018610

STATE TAX

STATE OF ILLINOIS



SEP.-4.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
999999.00
FP 103037

0000018609

STATE TAX

STATE OF ILLINOIS



SEP.-4.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
08002.00
FP 103037

0000048611

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.-4.07


REVENUE STAMP

REAL ESTATE TRANSFER TAX
999999.00
FP 103042

0006630896

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.-4.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
04001.00
FP 103042

0000030897

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SUBJECT TO all unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey, as of the date hereof (collectively, the "Permitted Exceptions").


TO HAVE AND TO HOLD the Property unto Grantee, his or her heirs, personal representatives, successors and assigns forever, in fee simple.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantee's successors and assigns, that except for the Permitted Exceptions, it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that, except for the Permitted Exceptions, it WILL FOREVER WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under it.


City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 527612 \$742,500.00
 08/29/2007 16:36 Batch 02279 5



City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 527614 \$742,500.00
 08/29/2007 16:36 Batch 02279 5



City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 527616 \$75,000.00
 08/29/2007 16:36 Batch 02279 5

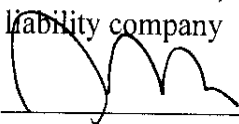


UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has duly executed this Deed as of the date first above written.

Witnessed by:

IL-30 N. LaSalle Street, L.L.C., a Delaware limited liability company

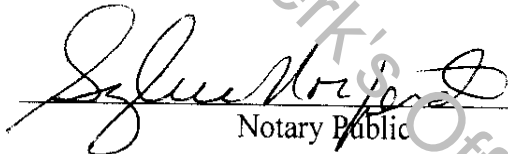
By: 
Name: NELSON AIOE
Title: Authorized Signatory

STATE OF New York)
COUNTY OF New York)

SS.

I, Sylvia Norford, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, the authorized signatory of **IL-30 N. LaSalle Street, L.L.C.**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me 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 corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 22 day of August, 2007.


Notary Public

My commission expires:

2/2/2011

[Seal]

SYLVIA M NORFORD
Notary Public, State of New York
No. 01904884880
Qualified in New York County
Commission Expires February 2, 2011

MAIL TAX BILLS TO:
30 N. LASALLE, LP
C/O
TISHMAN SPEYER DEVELOPMENT
CORPORATION
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 2:

THE FEE ESTATE IN LOT 1 (EXCEPT THE SOUTH 80 FEET THEREOF) AND THE EAST 20 FEET OF LOT 2 (EXCEPT THE SOUTH 80 FEET THEREOF), ALL IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE FEE ESTATE IN LOT 2 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE FEE ESTATE IN THE EAST 40 FEET OF LOT 3 IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 17-09-457-007-0000
17-09-457-008-0000
17-09-457-009-0000

Property Address: 30 N. LaSalle Street, Chicago, Cook County, Illinois 60602