

# UNOFFICIAL COPY

After Recording Return to:

Kathleen Penland  
Penland + Hartwell  
1 N. LaSalle - 38th Fl  
Chicago, IL 60602



Doc#: 0728433002 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/11/2007 07:41 AM Pg: 1 of 8

## SPECIAL WARRANTY DEED

(Space Above This Line for Recording Data)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1<sup>st</sup> day of October, 2007, between CDCT LAND COMPANY, L.L.C., an Illinois limited liability company whose principal place of business is 440 North McClurg Court, Suite 817, Chicago, Illinois 60611, as GRANTOR, and EAST WATER PLACE HOMEOWNERS ASSOCIATION, an Illinois not for profit corporation, of the City of Chicago, County of Cook, and State of Illinois, as GRANTEE.

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by this Special Warranty Deed does GRANT, BARGAIN, SELL, CONVEY and CONFIRM to the Grantee, as tenant in common with the Grantor, an undivided 56.6956% interest in the following described real estate situated in the County of Cook, in the State of Illinois ("real estate"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index No.: 17-10-221-071-0000

Together with said undivided percentage interest in any and all hereditaments and appurtenances belonging or pertaining to the real estate, and said undivided percentage interest in all the estate, right, title and interest of the Grantor in and to the real estate;

TO HAVE AND TO HOLD said undivided percentage interest in the real estate unto the Grantee, and Grantee's heirs, personal representatives and assigns forever.

And the Grantor does covenant, promise and agree, to and with the Grantee, and Grantee's heirs, personal representatives and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as recited in this Special Warranty Deed; and that the Grantor WILL WARRANT AND DEFEND the real estate hereby granted against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, subject to the permitted exceptions listed in Exhibit B attached hereto and made a part hereof.

Box 400-CTCC

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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

CDCT LAND COMPANY, L.L.C.,  
an Illinois limited liability company

By: *Charles R. Gardner*  
Name: Charles R. Gardner  
Its: Manager

Property of Cook County Clerk's Office

Prepared by:

Michael F. Csar  
Drinker Biddle Gardner Carton  
191 North Wacker Drive  
Suite 3700  
Chicago, Illinois 60606-1698

Send Subsequent Tax Bills to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Except under provisions of Paragraph E, Section 200.1-2B6  
County Transfer Tax Ordinance  
Date: 9/26/07 By: *Charles R. Gardner*

Except under provisions of Paragraph E, Section 200.1-2B6  
County Transfer Tax Ordinance  
Date: 9/26/07 By: *Charles R. Gardner*

Except under the provisions of E  
County transfer tax ordinance.  
Date: 9/26/07 *Charles R. Gardner*  
By:          Mayor, Clerk, or Representative

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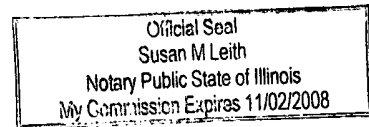
STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles R. Gardner personally known to me to be the Manager of CDCT Land Company, L.L.C., an Illinois limited liability company, and 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 as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of September, 2007.

Susan M Leith  
Notary Public

My Commission expires:



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## EXHIBIT "A"

### Legal Description of Real Estate

PARCEL 1: THE WEST 563.00 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET OF THE WEST 560.00 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL LAND ADJACENT TO THE NORTHERN BOUNDARY OF THE ABOVE DESCRIBED PARCEL 1 (AND BOUNDED ON THE WEST BY THE WESTERN BOUNDARY OF PARCEL 1 EXTENDED NORTHERLY AND BOUNDED ON THE EAST BY THE EASTERN BOUNDARY OF PARCEL 1 EXTENDED NORTHERLY) AND LYING SOUTH OF THE SOUTH EDGE (AS EXISTING) OF THE BODY OF WATER COMMONLY KNOWN AS OGDEN SLIP AND SOUTH OF THE SOUTH EDGE OF THE CONCRETE STRUCTURE AT THE WESTERN END OF OGDEN SLIP (AND EXPRESSLY EXCLUDING ANY PORTION OF SAID CONCRETE STRUCTURE).

(EXCEPT FROM SAID PARCELS 1 AND 2, TAKEN AS A TRACT: THAT PART OF THE SOUTH 156.53 FEET LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 505.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THAT PART OF THE WEST 23.65 FEET OF THE NORTH 60.97 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.65 FEET OF THE NORTH 75.30 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.65 FEET OF THE WEST 119.30 FEET OF THE NORTH 60.97 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE WEST 23.65 FEET OF THE SOUTH 56.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.65 FEET OF THE SOUTH 70.57 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.65 FEET OF THE WEST 119.30 FEET OF THE SOUTH 56.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN

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PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE SOUTH 156.55 FEET OF THE WEST 59.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 290.76 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THAT PART OF THE SOUTH 156.56 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF, THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.66 FEET OF THE WEST 119.31 FEET OF THE SOUTH 56.95 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.65 FEET OF THE SOUTH 70.45 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE WEST 23.65 FEET OF THE SOUTH 56.95 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.59 FEET OF THE WEST 119.32 FEET OF THE NORTH 61.0 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.73 FEET OF THE NORTH 75.32 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF, ALSO EXCEPT FROM SAID TRACT: THAT PART OF THE WEST 23.73 FEET OF THE NORTH 61.0 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THAT PART OF THE SOUTH 156.60 FEET LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 58.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

PIN: 17-10-221-071

Common Address of Property: Northeast corner of McClurg Court and East North Water Street, south of Ogden Slip, Chicago, Illinois

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes.
2. Master Lease between The Chicago Dock and Canal Trust, as Landlord, and Ogden Partners North, Inc., as Tenant, dated January 1, 1996 and recorded May 23, 1996 as Document No. 96392436, as amended and assigned, including the assignment of Landlord's interest thereunder to CDCT Land Company, L.L.C. by Assignment recorded September 5, 1997 as Document No. 97655649.
3. Common Area Lease dated September 3, 1997 and recorded September 4, 1997 as Document No. 97652879, under which East Water Place Homeowners Association holds the leasehold interest in the Common Areas described therein.
4. Declaration of Easements, Restrictions and Covenants for East Water Place dated October 28, 1996 and recorded November 13, 1996 as Document No. 96865968; and Amendment to Declaration recorded May 14, 1997 as Document No. 97341699.
5. Covenants recorded June 27, 1996 as Document No. 96495546 made by East Water Place, L.P., relating to the maintenance of common sewers and/or water facilities.
6. Development Rights Agreement dated December 31, 1985 and recorded December 31, 1985 as Document No. 85343997 made by and between The Chicago Dock and Canal Trust and The Equitable Life Assurance Society of the United States.
7. Mutual Grant of Easements dated December 24, 1986 and recorded February 24, 1987 as Document No. 87106321 made by and between The Chicago Dock and Canal Trust, The Equitable Life Assurance Society of the United States and the City of Chicago made in accordance with Planned Unit Development, recorded as Document No. 87106319.
8. Declaration of Protective Covenants, Conditions and Restrictions for Cityfront Center East dated August 31, 1989 and recorded August 31, 1989 as Document No. 89410218 and First Amendment to Declaration dated December 18, 1989 and recorded December 20, 1989 as Document No. 89608952.
9. Declaration of Use Restrictions dated September 3, 1997 and recorded September 4, 1997 as Document No. 97652878.
10. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company created by Grant recorded July 9, 1996 as Document No. 96523013.
11. Broadband Easement and Right of Entry Agreement dated May 9, 1996 and recorded January 2, 1997 as Document No. 97001917.
12. Rights of the United States of America, the Metropolitan Sanitary District (or Water Reclamation District) of Chicago, the State of Illinois and the City of Chicago to the land

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used for Ogden Slip, and the rights of adjoining owners in and to the free and unobstructed flow of waters of said slip.

13. Encroachment of the concrete pillar located mainly on the land onto the property West and adjoining by an unspecified amount, of column onto the property East and adjoining by 0.25 feet, and of metal fence onto property East and adjoining by an unspecified amount, all as shown on Plat of Survey by Gremley & Biedermann, Inc., dated June 11, 2007, Order Number 1021230.

14. Acts done or suffered to be done by or through: Grantee; or East Water Place Land Company, L.L.C., Purchaser under that certain Real Estate Purchase and Sale Agreement with CDCI Land Company, L.L.C., as Seller, dated May 1, 2007 and amended by First Amendment dated June 29, 2007 and Second Amendment dated July 18, 2007 (the "Purchase Agreement"); or the tenant under the Master Lease identified in item 2 above.

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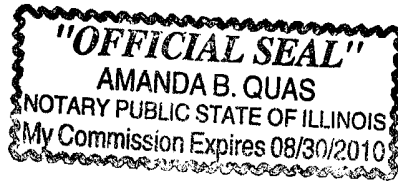
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, 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 Sept 28, 2007 Signature: Carla M. Scott, agent  
Grantor or Agent

Subscribed and sworn to before me by the  
said Carla M. Scott  
this 28th day of Sept  
2007

Manda B. Quas  
Notary Public

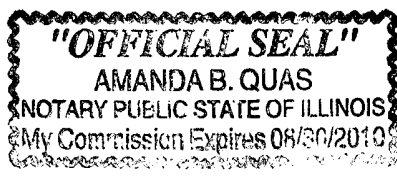


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Sept 28, 2007 Signature: Carla M. Scott, agent  
Grantee or Agent

Subscribed and sworn to before me by the  
said Carla M. Scott  
this 28th day of Sept  
2007

Manda B. Quas  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]