

UNOFFICIAL COPY

COOK COUNTY
RECORDER
IMPRINT
CORRECTION
08 YR. IS 1998



08021669

DEPT-01 RECORDING 9802 \$45.00
T60000 TRAN 0959 11/12/08 15:11:00
#3926 * CG *-08-021669
COOK COUNTY RECORDER

77 41330 DT 04.73

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CHICAGO ASSOCIATES, L.L.C., a limited liability company organized and existing under the laws of the State of New York, (hereinafter the "Grantor"), having an office c/o The Sumitomo Trust & Banking Co., Ltd., New York Branch, 527 Madison Avenue, New York, NY 10022, for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, AND SELL to 737 NORTH MICHIGAN AVENUE INVESTORS LLC, a limited liability company organized and existing under the laws of the State of Delaware (hereinafter the "Grantee"), having an address at c/o Allegis Realty Investors LLC, 242 Trumbull Street, Hartford, CT 06103, its successors and assigns forever, the land situated in the County of Cook, State of Illinois described on Exhibit A attached hereto and made a part hereof; together with all and singular the buildings and other improvements now or hereafter situated thereon, all fixtures and other property affixed thereto and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way abutting the above-described premises, as well as the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity; of the above-described premises and appurtenances (all of the foregoing being hereinafter collectively called the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents, covenants and warrants that it has not done or suffered to be done anything whereby the Property hereby granted has been, or may be, in any manner encumbered or charged, EXCEPT FOR AND SUBJECT TO those matters excepted from coverage under the policy of title insurance delivered to Grantee in connection with this deed (the "Permitted Exceptions"); and that it will warrant and defend the Property, against all persons lawfully

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 11 '98 DEPT. OF REVENUE 999.00
P.B. 10686

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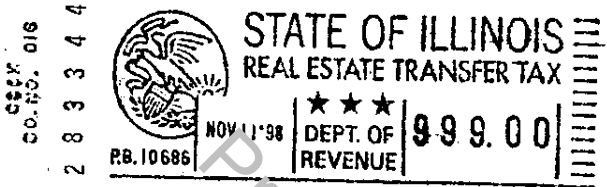
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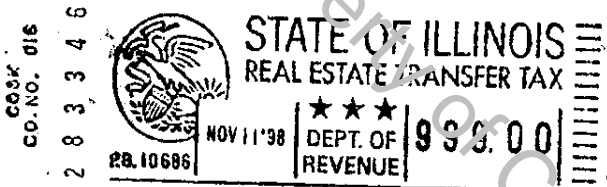
claiming, or to claim the same, by, through or under Grantor subject to the Permitted Exceptions.

IN WITNESS WHEREOF, CHICAGO ASSOCIATES, L.L.C., has caused this Special Warranty Deed to be executed as of this 12th day of November, 1998.



CHICAGO ASSOCIATES, L.L.C., a limited liability company organized and existing under the laws of the State of New York

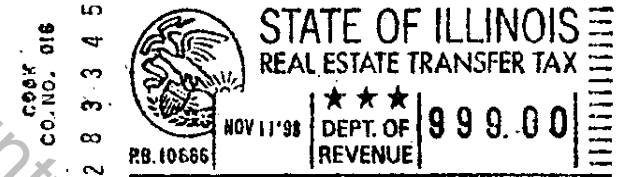
By: 737 Corporation, a New York corporation, its managing member



By: Naoya Takeuchi
Name: NAOYA TAKEUCHI
Title: VICE PRESIDENT

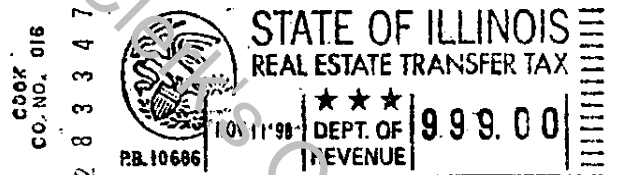
THIS INSTRUMENT PREPARED BY:

Jack Edelbrock, Esq.
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603



WHEN RECORDED, RETURN TO:

Mark Simon, Esq.
Sonnenschein, Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606



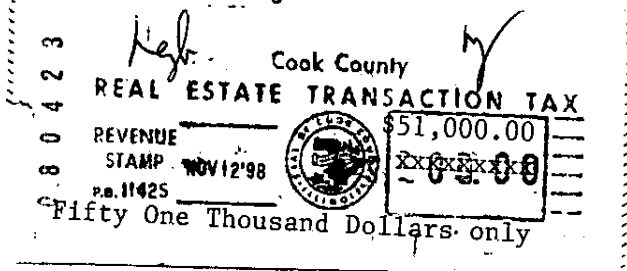
MAIL SUBSEQUENT TAX BILLS TO:

~~737 North Michigan Avenue
Investors LLC
c/o Allegis Realty Investors LLC
242 Trumbull Street
Hartford, CT 06103~~

08021669

M+J Wilkow Properties, Inc.
180 N. Michigan Avenue
Suite 200
Chicago, Illinois 60601

9313631.1 111198 1154C 98437478



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STATE OF Illinois)
) SS
COUNTY OF Cook)

08021669


I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Naoya Takeuchi, the VICE President of 737 Corporation, a corporation organized and existing under the laws of the State of New York, the managing member of Chicago Associates, L.L.C., a limited liability company organized and existing under the laws of the State of New York, and personally known to me to be the person whose name is subscribed to the foregoing instrument, personally appeared before me and acknowledged to me that the execution of the same was the act of such corporation on behalf of such limited liability company, and that he executed the same as the act of such corporation on behalf of such limited liability company for the purposes and consideration therein expressed, and in the capacity therein stated.


Given under my hand and notarial seal, this 12th day of November, 1998.


Anne T. Lombino
Notary Public


COOK
CO. NO. 016
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**STATE OF ILLINOIS**
REAL ESTATE TRANSFER TAX
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P.B. 10686

Notarial Seal
"OFFICIAL SEAL"
Anne T. Trombino
Notary Public, State of Illinois
My Commission Expires 08/02/99


COOK
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**STATE OF ILLINOIS**
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EXHIBIT A

LEGAL DESCRIPTION

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PARCEL 1:

LOTS 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 2-A, 2-B, 2-C, 2-D, 3-A, 3-B, 3-C, AND 3-D ALL IN OLYMPIA CENTRE SUBDIVISION, A RESUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS ONE TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LILL'S CHICAGO BREWERY COMPANY'S SUBDIVISION IN BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SAID SECTION 10; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO THE EAST LINE OF NORTH MICHIGAN AVENUE, A DISTANCE OF 121.60 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 2.20 FEET OF SAID LOT 3; THEN SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 64.20 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 8.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 10.20 FEET OF LOT "A" IN LILL'S CHICAGO BREWERY COMPANY'S SUBDIVISION, AFORESAID; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 45.80 FEET TO THE EAST LINE OF THE WEST 45 FEET 9-1/2 INCHES OF SAID LOT "A"; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 10.20 FEET TO A POINT ON THE NORTH LINE OF SAID LOT "A" BEING ALSO THE SOUTHERLY TERMINUS OF A 15 FOOT PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 15.00 FEET ALONG THE NORTH LINE OF LOT "A" TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN WARE'S RESUBDIVISION OF LOT 5 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION OF LOTS 1 AND 2 IN LILL'S CHICAGO BREWERY COMPANY'S SUBDIVISION IN BLOCK 54 AFORESAID; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG SAID EXTENDED LINE AND SAID WEST LINE OF LOT 1, BEING ALSO THE EAST LINE OF THE 15 FOOT PUBLIC ALLEY, A DISTANCE OF 149.96 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WARE'S RESUBDIVISION, AFORESAID; THENCE SOUTH 89 DEGREES 47 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4 OF WARE'S RESUBDIVISION, AND ALONG THE NORTH LINE OF LOTS 11, 12, 13 AND 14 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION, AFORESAID, BEING ALSO THE SOUTH LINE OF EAST CHICAGO AVENUE, A DISTANCE OF 175.11 FEET TO THE NORTHEAST CORNER OF LOT 14 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION, AFORESAID; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 47 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 12, 13 AND 14 OF LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION, BEING ALSO THE NORTH LINE OF A PUBLIC ALLEY, A DISTANCE OF 65.05 FEET TO THE EASTERLY TERMINUS OF AN ALLEY VACATED BY INSTRUMENT RECORDED JANUARY 16, 1974, AS DOCUMENT NUMBER 22596371; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID TERMINAL LINE A DISTANCE OF 16.25 FEET; THENCE CONTINUING SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF A 10 FOOT ALLEY LYING EAST AND ADJOINING LOTS "C" AND 10 IN LILL'S CHICAGO BREWERY COMPANY'S SUBDIVISION, AFORESAID, A DISTANCE OF 126.92 FEET TO THE SOUTHERLY TERMINUS OF SAID 10 FOOT PRIVATE ALLEY; THENCE WEST ALONG SAID TERMINAL LINE AND ALONG THE SOUTH LINE OF LOTS 3 TO 10 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION, AFORESAID, BEING ALSO THE NORTH LINE OF EAST SUPERIOR STREET, A DISTANCE OF 235.06 FEET TO THE SOUTHWEST CORNER OF LOT 3, BEING THE POINT OF BEGINNING,

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ACCORDING TO THE PLAT OF SAID OLYMPIA CENTRE SUBDIVISION RECORDED JUNE 21, 1985, AS DOCUMENT NUMBER 85070356, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85080144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT AND OTHER RIGHTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF EASEMENTS AND AGREEMENTS DATED JUNE 17, 1981 AND RECORDED JULY 27, 1981 AS DOCUMENT NUMBER 25950376 OVER AND UPON THAT PROPERTY LABELED "VEHICULAR MANEUVERING AREA" ON EXHIBIT J TO SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Common Address


08021669

Olympia Centre
737 North Michigan Avenue
Chicago, Illinois


P. I. N. : 17-10-200-067
17-10-200-069
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COOK
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 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 11 '98 DEPT. OF REVENUE **999.00**


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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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NOV 12 '98 DEPT. OF REVENUE 999.00

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REAL ESTATE TRANSFER TAX

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STATE OF ILLINOIS
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P.B. 10760



STATE OF ILLINOIS
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★ 150238

★ CITY OF CHICAGO

★ REAL ESTATE TRANSFER TAX

★ 8765,000.00

★ 999.00

★ RECEIVED NOV 16 1998

★ EDWARDS

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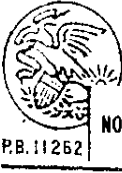
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