



Doc#: 0803217038 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2008 01:06 PM Pg: 1 of 6

Prepared by:  
David E. Woods  
Sidley Austin LLP  
One South Dearborn St.  
Chicago, IL 60603

After recording return to:  
850 Investors LLC  
c/o Integrated Development Group LLC  
707 Skokie Boulevard, Suite 340  
Northbrook, Illinois 60062  
Attn: President

**SPECIAL WARRANTY DEED**

THIS INDENTURE is executed as of the 31<sup>st</sup> day of January, 2008, between NORTHWESTERN UNIVERSITY, an Illinois corporation ("Grantor"), having its principal place of business at 633 Clark Street, Evanston, Illinois 60208, and 850 INVESTORS LLC, a Delaware limited liability company ("Grantee"), having its principal place of business at c/o Integrated Development Group LLC, 707 Skokie Boulevard, Suite 340, Northbrook, Illinois 60062.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of which is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois (the "Property"), commonly known as 850 N. Lake Shore Drive, Chicago, Illinois 60611, and more particularly described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity, of, in and to the above-described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND DEFEND, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof.

837/811 AS D2 1/4

# UNOFFICIAL COPY

By accepting this instrument, the Grantee expressly understands and agrees, anything herein to the contrary notwithstanding, that no individual officers, officials, representatives or employees of Grantor shall be personally liable for any of the Grantor's obligations or any undertaking or covenant of Grantor contained in this instrument

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 542948 \$288,750.00  
 02/01/2008 12:50 Batch 00791 41



Property of Cook County Clerk's Office

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 FEB. -1.08  
 REVENUE STAMP



# 0000037704  
 REAL ESTATE  
 TRANSFER TAX  
 19250.00  
 FP 103042

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

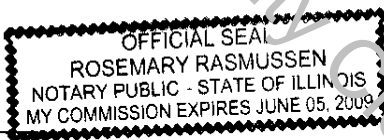
**NORTHWESTERN UNIVERSITY,**  
an Illinois corporation

By: *Eugene S. Sunshine*  
Name: EUGENE S. SUNSHINE  
Its: SENIOR VICE PRESIDENT  
FOR BUSINESS AND FINANCE

STATE OF ILLINOIS        )  
                                  )        SS.  
COUNTY OF COOK        )

I, ROSEMARY RASMUSSEN, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that EUGENE S. SUNSHINE, the SR VICE PRESIDENT of NORTHWESTERN UNIVERSITY, 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 to me that he/~~she~~, being thereunto duly authorized, signed and delivered said instrument as his/~~her~~ free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 31 day of JANUARY, 2008.



*Rosemary Rasmussen*  
Notary Public

My Commission Expires: JUNE 5, 2009

Send Subsequent Tax Bills to:  
850 Investors LLC  
c/o Integrated Development Group LLC  
707 Skokie Boulevard, Suite 340  
Northbrook, Illinois 60062  
Attn: President

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### Legal Description of Property

THAT PART OF LOTS 48 AND 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS "B" AND "C" IN THE SUBDIVISION OF LOTS 43, 44, 45, 46 AND 47 IN LAKE SHORE DRIVE ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT "B" AFORESAID, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF EAST CHESTNUT STREET AND THE WESTERLY LINE OF NORTH LAKE SHORE DRIVE;

THENCE WEST ALONG SAID SOUTH LINE OF EAST CHESTNUT STREET, 228.15 FEET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST FACE OF A 6-STORY BUILDING;

THENCE SOUTH ALONG SAID WEST FACE AT AN ANGLE OF 90 DEGREES, 01 MINUTE, 40 SECONDS TO THE RIGHT FROM SAID SOUTH LINE OF EAST CHESTNUT STREET, 107.24 FEET TO THE SOUTH LINE OF SAID LOTS 48 AND "C";

THENCE EAST ALONG THE SOUTH LINE OF LOTS 48 AND "C", 161.69 FEET TO THE NORTHWEST CORNER OF LOT 98 AFORESAID;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 98, AT AN ANGLE OF 108 DEGREES, 01 MINUTE, 45 SECONDS TO THE LEFT FROM SAID SOUTH LINE OF LOT "C", 38.14 FEET TO A LINE 71.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 98 AFORESAID;

THENCE EAST ALONG SAID PARALLEL LINE, 122.04 FEET TO THE EASTERLY LINE OF SAID LOT 98, BEING ALSO THE WESTERLY LINE OF NORTH LAKE SHORE DRIVE;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF LAKE SHORE DRIVE, 158.50 FEET TO THE POINT OF BEGINNING.

PIN Numbers: 17-03-228-004-0000  
17-03-228-005-0000  
17-03-228-016-0000  
17-03-228-027-8001

Address: 850 N. Lake Shore Drive, Chicago, Illinois 60611

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

1. REAL ESTATE TAXES WHICH ARE A LIEN BUT UNDETERMINED AND ARE NOT YET DUE AND PAYABLE.
2. TWENTY (20) FOOT BUILDING LINE ALONG LAKE SHORE DRIVE, AS SHOWN ON THE PLAT OF SUBDIVISION AND IN DOCUMENTS 4900690, 1986496, 3124746, AND 3009746.
3. TERMS, PROVISIONS, AND CONDITIONS OF THE RESTRICTIVE COVENANTS MADE BY NORTHWESTERN UNIVERSITY, AN ILLINOIS CORPORATION AND LAKE SHORE L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED AUGUST 2, 2000 AS DOCUMENT 00584664 AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED MARCH 2, 2001 AS DOCUMENT 0010169904.
4. TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT DATED MAY 20, 2004 AND RECORDED MAY 20, 2004 AS DOCUMENT 0414131099, MADE BY AND BETWEEN NORTHWESTERN UNIVERSITY, AN ILLINOIS CORPORATION AND 270 EAST PEARSON, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY.
5. TERMS AND PROVISIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 11, 2003 AS DOCUMENT NUMBER 0325432160, AS AMENDED AND MODIFIED FROM TIME TO TIME, RELATING TO CERTAIN EASEMENT OVER, UNDER, ON, ACROSS AND IN PORTIONS OF THE 840 NORTH LAKE DRIVE CONDOMINIUM AND OTHER PROPERTY, AND SETTING FORTH CERTAIN RIGHTS, DUTIES AND OBLIGATIONS AMONG THE UNIT OWNERS AND OCCUPANTS OF THE CONDOMINIUM AFORESAID AND THE OCCUPANTS OF THE 850 NORTH LAKE SHORE DRIVE PROPERTY AS THEREIN DESCRIBED.
6. POSSIBLE VIOLATION OF THE 20-FOOT BUILDING LINE BY THE 18 STORY BUILDING LOCATED ON THE LAND BY APPROXIMATELY 0.35 OF A FOOT AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED FEBRUARY 19, 2007, LAST REVISED ON MARCH 29, 2007.
7. TWO (2) ABANDONED WATER TUNNELS WHICH CROSS A PORTION OF THE PROPERTY; ONE (1) 5.00 FEET AND ONE (1) 7.00 FEET INSIDE DIAMETER EXIST ON LAND, AS DISCLOSED BY A PLAT OF THE CITY OF CHICAGO, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING.
8. SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

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9. ENCROACHMENT OF THE STRUCTURE LOCATED ON THE LAND OVER AND ONTO THE LAND SOUTH AND ADJOINING BY APPROXIMATELY .08 FEET AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY, DATED FEBRUARY 19, 2007, LAST REVISED MARCH 29, 2007.
10. ENCROACHMENT OF VARIOUS PARTS OF THE ROOF ATTACHED TO THE STRUCTURES LOCATED ON THE LAND OVER THE WEST, SOUTH, SOUTHWESTERLY PROPERTY LINES AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY, DATED FEBRUARY 19, 2007, LAST REVISED MARCH 29, 2007.
11. ENCROACHMENT OF THE TELEPHONE BOX AND AUTOMATIC SPRINKLER CONNECTION ATTACHED TO THE STRUCTURE LOCATED ON THE LAND OVER AND ONTO THE PUBLIC WAY NORTH AND ADJOINING, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY, DATED FEBRUARY 19, 2007, LAST REVISED MARCH 29, 2007.
12. ENCROACHMENT OF THE TEMPORARY CONSTRUCTION CANOPY ATTACHED TO THE STRUCTURES LOCATED ON THE LAND OVER AND ONTO THE PUBLIC WAY NORTH AND EAST AND ADJOINING AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY, DATED FEBRUARY 19, 2007, LAST REVISED MARCH 29, 2007.
13. MATTERS DONE OR SUFFERED BY OR THROUGH THE GRANTEE.

Property of Cook County Clerk's Office