

UNOFFICIAL COPY 08052912

3409/0229 04 001 Page 1 of 6  
1998-11-20 12:11:50  
Cook County Recorder 31.00



08052912

SPECIAL WARRANTY DEED

Above Space For Recorder's Use Only

6

THIS INDENTURE is made this 5 day of November, 1998, between PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, formerly known as PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation ("Grantor"), having an address of 711 High Street, Des Moines, Iowa 50392-0001, and FISHER BUILDING, L.L.C., an Illinois limited liability company ("Grantee"), having an address of FISHER BUILDING, L.L.C., c/o Concord Development Corporation of Illinois, 1540 East Dundee Road, Suite 350, Palatine, IL 60067.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to its successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

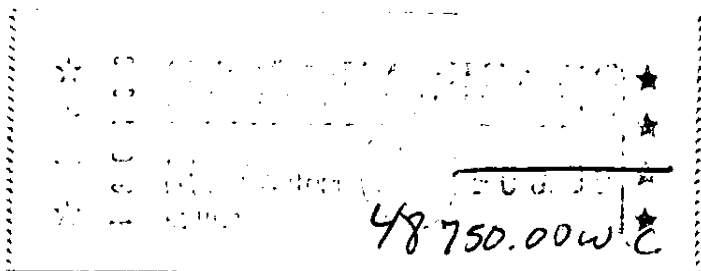
Property Address: 343 South Dearborn Street, Chicago, Illinois

Permanent Index Nos. 17-16-234-005-0000  
17-16-234-006-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above-described, with the appurtenances, unto the Grantee, its successors and assigns forever.

**THIS INSTRUMENT WAS PREPARED BY:**

Darrell Klooster  
Principal Life Insurance Company  
711 High Street  
Des Moines, Iowa 50392-1360



**BOX 333-CTJ**

7676595-0212

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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

PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, formerly known as PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation

By [Signature]  
Donna Lutcavish  
Assistant Director  
Commercial Real Estate  
By [Signature]  
L. S. Valentine  
Counsel

MAIL AFTER RECORDING TO:

Wildman Harrold Allen & Dixon  
Attn: Robert W. Newman  
225 W. Wacker Drive  
Chicago, Illinois 60606

MAIL TAX BILLS TO:

Fisher Building, L.L.C.  
c/o Concord Development Corporation of Illinois  
1540 East Dundee Road, Suite 350  
Palatine, IL 60067

COCK  
CO. NO. 016  
2 8 3 5 0 4  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 19'98 DEPT. OF REVENUE 8 1 2 . 5 0  
P.B. 10686

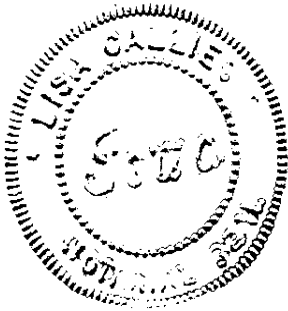
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STATE OF IOWA )  
                          )  
COUNTY OF POLK )

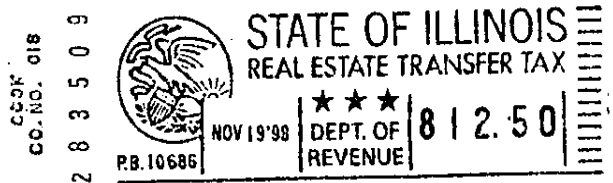
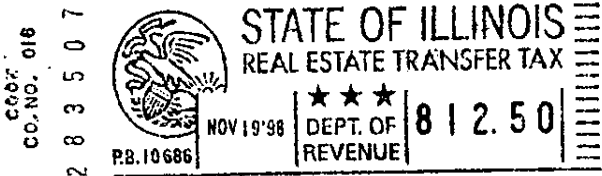
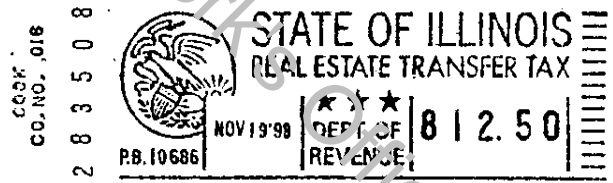
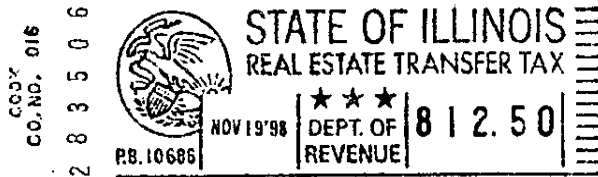
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On this 3<sup>rd</sup> day of November, 1998, before me, a Notary Public in and for said County, personally appeared Donna Lutcavish and L.S. Valentine to me personally known to be the identical persons whose names are subscribed to the instrument, who being each by me duly sworn did say that they are the Assistant Director, CRE and Counsel, respectively, of PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, and that the seal affixed to the said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the aforesaid officers each acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by each of them voluntarily executed.



Lisa Callies

Notary Public in and for Polk County Iowa



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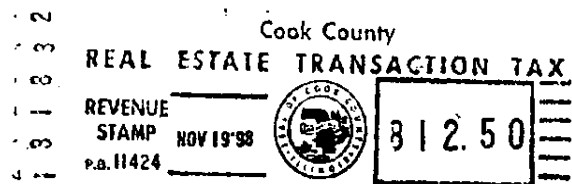
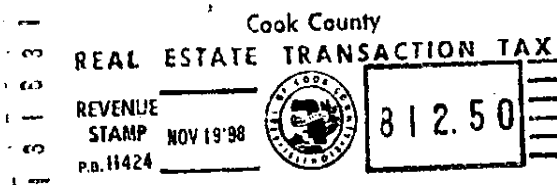
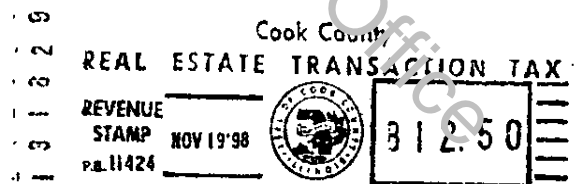
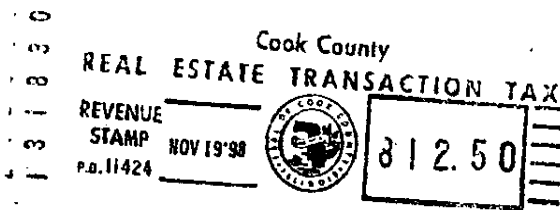
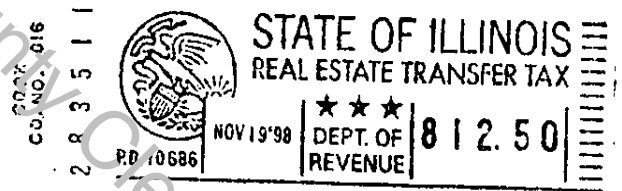
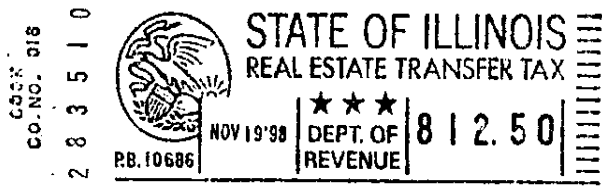
EXHIBIT "A"

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## LEGAL DESCRIPTION

THE PROPERTY IS DESCRIBED AS FOLLOWS:

LOTS 18, 19 AND 24 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR DEARBORN STREET) IN GEORGE W. SNOWS SUBDIVISION OF BLOCK 139 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



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## EXHIBIT B PERMITTED EXCEPTIONS

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1. Taxes for the 1998 tax year and subsequent years, and subsequent assessments for prior years caused by a change in usage and/or ownership.
2. The Premises lying within the boundaries of a special service area as disclosed by Ordinance recorded as Document No. 91075841.
3. Existing unrecorded leases and all rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.
4. Agreement dated November 1, 1871 and recorded February 27, 1875 in Book 495 Page 211 as Document No. 15792 between Benjamin Lombard and Anna Marie Bailey and Henry Bailey, her husband for a party wall between Lot 18 and Lot 13, north of and adjoining to said lot. (affects Lot 18)
5. Agreement dated December 19, 1905 and recorded January 12, 1906 as Document No. 3807384 between Lucius C. Fisher and Hiram B. Peabody relating to a party wall on the north side of Lot 18. (affects Lot 18)
6. Agreement between the Northern Trust Company as Trustee under the last will and testament of Hiram B. Peabody, deceased and the Standard Club Leasing premises not now in question dated December 21, 1923 and recorded October 23, 1924 as Document No. 8642058 relating to party walls and caissons that may affect Lot 18.
7. Terms, provisions, covenants and restrictions as created by that Ordinance passed September 20, 1978, a copy of which was recorded October 17, 1978 as Document No. 24674440, and declaring the building is designated "A Chicago Landmark".
8. Encroachments as shown on that survey dated May 7, 1998 as order number 98050001 made by Chicago Guarantee Survey Company as follows: A) encroachments of terra-cotta base over west line up to 0.46 of a foot and over east line up to 0.76 of a foot; B) encroachments of terra-cotta front over west line up to 0.13 of a foot and over east line up to 0.21 of a foot; and C) encroachments of metal trim at base over west line 0.59 of a foot, south line 0.29 of a foot and east line 0.15 of a foot.
9. Bay windows from 3<sup>rd</sup> through 16<sup>th</sup> stories of building located on the land encroaching over west, south and east lines over sidewalks adjoining as disclosed by that survey dated May 7, 1998 as order number 98050001 made by Chicago Guarantee Survey Company.

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(page 2 of Permitted Exceptions)

10. Encroachment of vault in basement under sidewalk along east side of building as shown by that survey dated May 7, 1998 as order number 98050001 made by Chicago Guarantee Survey Company.
11. Encroachment of terra cotta coping at roof of 20<sup>th</sup> story of the building on the land being over the land west and adjoining by about 1.37 feet, and at 18<sup>th</sup> story, 1.01 feet as shown by that survey dated May 7, 1998 as order number 98050001 made by Chicago Guarantee Survey Company.
12. Encroachment of terra cotta coping at roof of 2<sup>nd</sup> story of building on the land over the land north by about 2.43 feet and west by about 1.59 feet as shown by that survey dated May 7, 1998 as order number 98050001 made by Chicago Guarantee Survey Company.
13. Encroachment of terra cotta coping at roof of 20<sup>th</sup> story of building on the land over the land north by about 2.36 feet and east by about 2.77 feet as shown by that survey dated May 7, 1998 as order number 98050001 made by Chicago Guarantee Survey Company.
14. Encroachment of coping at roof of the building on the land over the land west and adjoining an undisclosed distance as shown by that survey dated May 7, 1998 as order number 98050001 made by Chicago Guarantee Survey Company.
15. All laws, regulations, and ordinances of municipal and other governmental authorities relating to the herein described Premises.