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Doc#: 0929529029 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/22/2009 12:05 PM Pg: 1 of 10

SPECIAL WARRANTY DEED

8470853 Da gm
10PZ

THIS INDENTURE, made the 21ST day of OCTOBER, 2009, by and between the UNITED STATES POSTAL SERVICE, an independent establishment of the Executive Branch of the Government of the United States (39 U.S.C. § 201) (hereinafter "Grantor"), having an address at 4301 Wilson Blvd., Suite 300, Arlington, VA 22203-1861 and INTERNATIONAL PROPERTY DEVELOPERS NORTH AMERICA INC., a Delaware corporation (hereinafter "Grantee"), having an address at c/o Barclays Wealth, P.O. Box 671, Regency Court, St. Peter Port, Guernsey, GYI.

WITNESSETH:

THAT Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the real property situated in the County of Cook, in the State of Illinois and described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever. This conveyance and the warranties contained herein are hereby expressly made subject to all existing easements, covenants, encumbrances, and interests of others, including, but not limited to, rights of way for streets, roads, highways, railroads, pipelines and public utilities, whether or not matters of public record. This conveyance is subject to the additional covenant for preserving the historic features of the property, which is set forth on Exhibit B attached hereto and made a part hereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Number: 17-16-130-001-0000
17-16-130-002-0000
17-16-130-005-0000 (part of)

10/21/09 Michael Infanger

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) 2 OF SECTION 200.1-286 OF SAID ORDINANCE.

Michael Infanger

Box 400-CTCC

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This instrument was prepared by:

Maria R. Infanger
Postal Service Attorney
300 Long Beach Blvd., Room 240
Long Beach, CA 90802

Mail Recorded Document to:

David B. Siehl
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293

Send Subsequent Tax Bills To:

**International Property Developers North
America, Inc.**
c/o Barclays Wealth
P.O. Box 671
Regency Court
St. Peter Port
Guernsey, GYI

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Exhibit A

Legal Description

PARCEL 1:

LOT 11 (EXCEPT THE WEST 20 FEET THEREOF);

ALSO:

PARCEL 2:

LOT 10 (EXCEPT THAT PART WHICH LIES EASTERLY OF A STRAIGHT LINE EXTENDED FROM A POINT ON THE EAST LINE OF SAID LOT, 71.04 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE NORTH LINE OF SAID LOT, 12.72 FEET WEST OF THE NORTHEAST CORNER);

ALSO:

PARCEL 3:

THAT PART OF LOT 9 LYING NORTH OF, AND ADJOINING, A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 THAT IS, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, BEING A NORTH LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, TO THE POINT OF TERMINATION ON THE EASTERLY LINE OF SAID LOT 9; EXCEPT THEREFROM ALL THAT PART LYING EASTERLY OF, AND ADJOINING, THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON SAID NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) THAT IS 27.53 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 9; THENCE NORTHERLY ALONG A LINE 27.53 FEET EAST OF, AND PARALLEL WITH, SAID WEST LINE OF LOT 9, 28.06 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, A DISTANCE OF 169.06 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 71.67 FEET TO A POINT IN SAID WEST LINE OF LOT 9 THAT IS 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

ALSO:

PARCEL 4:

ALL THE LAND, PROPERTY AND SPACE ABOVE HORIZONTAL PLANES ABOVE CHICAGO CITY DATUM AT ZERO AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY OF CHICAGO IN 1928, DESCRIBED AS FOLLOWS: STARTING AT THE SOUTH LINE OF WEST VAN BUREN STREET AND MEASURING IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE PROPERTY HEREINAFTER DESCRIBED FOR A DISTANCE OF 100 FEET AT ELEVATION 20.00 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.25 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.75 FEET; THENCE ALONG THE SAME LINE A DISTANCE

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OF 40.97 FEET, MORE OR LESS, AT ELEVATION 21.00 FEET TO THE NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THE HORIZONTAL LIMITS OF WHICH ARE THE PLANES FORMED BY PROJECTING VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCELS OF LAND: THAT PART OF LOTS 9 AND 10 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9 THAT IS 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, CONVEX EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 174.37 FEET TO ITS POINT OF TANGENCY WITH A LINE 57.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9; THENCE SOUTH ALONG THE ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 28.28 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE WEST ALONG SAID NORTH LINE, BEING A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 30.00 FEET TO A LINE THAT IS 27.53 FEET EAST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH, SAID WEST LINE OF LOT 9; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 28.06 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, BEING CONCENTRIC WITH THE ABOVE DESCRIBED ARC OF 985.37 FOOT RADIUS, A DISTANCE OF 169.06 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED ARC, A DISTANCE OF 71.07 FEET TO A POINT IN SAID WEST LINE OF LOT 9 THAT IS 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED TO A POINT ON THE NORTH LINE OF SAID LOT 10 THAT IS 12.72 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 9 AND 10 TO SAID POINT OF BEGINNING;

ALSO:

PARCEL 5:

THAT PART OF LOT 9 LYING NORTH OF, AND ADJOINING, A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 THAT IS, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, BEING A NORTH LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, TO THE POINT OF TERMINATION ON THE EASTERLY LINE OF SAID LOT 9; EXCEPT THEREFROM ALL THAT PART LYING WESTERLY OF, AND ADJOINING, A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9, 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, CONVEX EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 174.37 FEET TO ITS POINT OF TANGENCY WITH A LINE 57.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9; THENCE SOUTH ALONG THE ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 28.28 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF

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THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713;

ALL OF THE ABOVE PARCELS BEING IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 67 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

PERMANENT, PERPETUAL AND EXCLUSIVE EASEMENT TO USE, ADAPT, IMPROVE AND RECONSTRUCT THE AREA KNOWN AS THE "EAST DRIVEWAY", AS DEFINED THEREIN, FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED MARCH 12, 1947 AND RECORDED JULY 11, 1947 AS DOCUMENT 14098150.

Property of Cook County Clerk's Office

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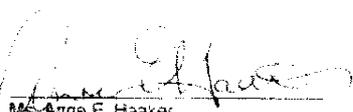
Exhibit B

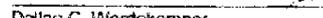
Historic Covenants

PRESERVATION COVENANT

In consideration of the conveyance of certain real property [address of property 433 West Van Buren Street] in the city of Chicago, of the County Cook, State of Illinois and legally defined as in the attached survey

- (1) The grantee hereby covenants on behalf of itself, its heirs, successors and assigns at all time to restore, maintain and preserve this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (National Park Service, 1989) in order to preserve those qualities that make this property eligible for listing in the National Register of Historic Places.
- (2) No construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.
- (3) The IHPA shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being met.
- (4) In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violator, or to require the restoration of the property.
- (5) This covenant is binding on the grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.
- (6) The failure of the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
- (7) This covenant shall be a binding servitude upon the property and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.
- (8) The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.


 MS Anne E. Haaker
 Deputy State Historic Preservation Officer
 Illinois State Preservation Agency


 Dallen C. Wordekemper
 Federal Preservation Officer
 United States Postal Service

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EXHIBIT B

**AMENDMENT TO THE
PRESERVATION COVENANT**

In consideration of the conveyance of certain real property, [address of property 433 West Van Buren Street] in the city of Chicago, of the County Cook, State of Illinois, the United States Postal Service (USPS) provided a Preservation Covenant to be made a part of the deed.

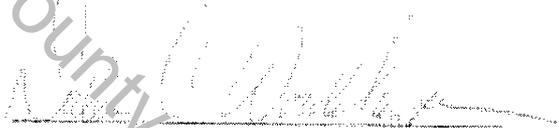
The original Preservation Covenant is hereby being amended under this document to reflect the most recent ALTA/ACSM Land Title Survey. The survey completed by Chicago Guarantee Survey Company, dated and stamped September 29, 2009 by Brian S. Stout, Professional Illinois Land Surveyor #3584 hereby being made an attachment to the Amendment to the Preservation Covenant will replace the survey that was completed by Bollinger, Lach & Associates, Inc., dated and stamped September 20, 1998 and Revised January 11, 1999 provided as an attachment to the original Preservation Covenant.

No changes have been made to the original Preservation Covenant that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.

This document dated this 21st day of October 2009.



Ms. Anne E. Haaker
Deputy State Historic Preservation Officer
Illinois State Preservation Agency



Dallan C. Wordkemper
Federal Preservation Officer
United States Postal Service

Cook County Clerk's Office

