

# UNOFFICIAL COPY

This document was prepared by:

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After recording return to:  
Michael F. Csar, Esq.  
Drinker Biddle & Reath LLP  
191 North Wacker Drive, Suite 3700  
Chicago, Illinois 60606

Mail tax bill to:  
University Club of Chicago  
76 East Monroe Street  
Chicago, Illinois 60603



Doc#: 1011334087 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/23/2010 02:03 PM Pg: 1 of 6

*This space reserved for Recorder's use only.*

1 of 4  
MAIL TO  
01090750

## SPECIAL WARRANTY DEED

**MONROE/WABASH U-CLUB, LLC**, a Delaware limited liability company, whose address is c/o Mesa MW, LLC, 205 N. Michigan Avenue, Suite 2200, Chicago, Illinois 60601 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **UNIVERSITY CLUB OF CHICAGO**, an Illinois not-for-profit corporation ("Grantee"), whose address is 76 East Monroe Street, Chicago, Illinois 60603, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property") subject only to those items set forth on those items set forth on Exhibit B attached hereto and made a part hereof and those general real estate taxes not yet due or payable and acts of Grantee.

Permanent Real Estate Index Number(s): /  
Part of 17-15-101-004; 17-15-101-005; 17-15-101-006

Address: /  
A portion of 21-29 S. Wabash Avenue, Chicago, Illinois 60603

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

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Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

6



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## ASSUMPTION BY GRANTEE

By the execution below, Grantee hereby acknowledges that the property being conveyed hereunder is subject to that certain Development Rights Allocation Agreement recorded September 9, 2005 as Document No. 0525232119 (the "Development Rights Allocation Agreement").

Pursuant to Section 14(k) of the Development Rights Allocation Agreement, Grantee hereby acknowledges that the property being conveyed hereunder is subject to the Development Rights Allocation Agreement and Grantee hereby assumes, and shall perform, discharge, fulfill and observe, all duties, obligations, liabilities, commitments, responsibilities, terms and covenants of the obligations of the "Owner" (as defined in the Development Rights Allocation Agreement), as limited to the property being conveyed hereunder, which are required to be performed from and after the date of execution of this Assumption by Grantee as set forth below.

DATE: MARCH 10 2010

GRANTEE:

**UNIVERSITY CLUB OF CHICAGO,**  
an Illinois not-for-profit corporation

By: W. J. McKenna  
Name: WILLIAM J. MCKENNA, JR.  
Title: SECRETARY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 10<sup>TH</sup> day of MARCH, 2010, by WILLIAM J. MCKENNA, JR., the SECRETARY of University Club of Chicago, an Illinois not-for-profit corporation, on behalf of said corporation.

Sylvia O. Ramos  
Notary Public

My Commission expires:  
9/24/13



**UNOFFICIAL COPY****Exhibit A****PARCEL 1:****U-CLUB U1**

THAT PART OF LOT 6 AND LOT 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +190.45 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +165.48 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89°54'23" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 41.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°54'23" WEST, ALONG SAID SOUTH LINE, 46.83 FEET; THENCE NORTH 00°00'24" EAST, 29.44 FEET; THENCE SOUTH 89°57'35" EAST, 46.83 FEET; THENCE SOUTH 00°00'24" WEST, 29.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**U-CLUB U2**

THAT PART OF LOT 6 AND LOT 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +176.45 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +165.48 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89°54'23" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 9.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'44" EAST, 44.51 FEET; THENCE NORTH 79°42'19" EAST, 6.18 FEET; THENCE NORTH 00°21'06" WEST, 16.94 FEET; THENCE NORTH 77°34'59" WEST, 6.11 FEET; THENCE NORTH 00°01'44" EAST, 58.38 FEET; THENCE NORTH 89°44'30" WEST, 80.27 FEET; THENCE SOUTH 00°10'40" WEST, 6.75 FEET; THENCE SOUTH 89°44'30" EAST, 3.00 FEET; THENCE SOUTH 00°10'40" WEST, 0.89 FEET; THENCE SOUTH 89°44'30" EAST, 2.51 FEET; THENCE SOUTH 00°00'00" EAST, 8.63 FEET; THENCE SOUTH 90°00'00" EAST, 20.35 FEET; THENCE NORTH 14°56'24" EAST, 8.83 FEET; THENCE SOUTH 89°44'30" EAST, 5.34 FEET; THENCE SOUTH 00°10'40" WEST, 3.62 FEET; THENCE SOUTH 89°44'30" EAST, 25.34 FEET; THENCE SOUTH 00°11'47" EAST, 48.21 FEET; THENCE NORTH 89°48'13" EAST, 3.01 FEET; THENCE SOUTH 87°39'09" EAST, 19.33 FEET; THENCE SOUTH 00°07'06" WEST, 15.82 FEET; THENCE SOUTH 78°51'12" WEST, 19.25 FEET; THENCE SOUTH 00°02'25" EAST, 7.69 FEET; THENCE NORTH 89°57'35" WEST, 14.08 FEET; THENCE SOUTH 00°02'25" EAST, 5.60 FEET; THENCE NORTH 89°57'35" WEST, 0.60 FEET; THENCE SOUTH 00°00'24" WEST, 29.33 FEET; THENCE NORTH 89°54'23" EAST, 32.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**U-CLUB U3**

THAT PART OF LOT 6 AND LOT 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +174.32 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +165.48 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89°54'23" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 9.00 FEET; THENCE NORTH 00°01'44" EAST, 46.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°51'12" WEST, 18.22 FEET; THENCE NORTH 00°02'25" WEST, 4.93 FEET; THENCE NORTH 89°56'58" WEST, 3.35 FEET; THENCE NORTH 00°11'47" WEST, 15.39 FEET; THENCE NORTH 89°48'13" EAST, 3.01 FEET; THENCE SOUTH 87°39'09" EAST, 19.33 FEET; THENCE SOUTH 00°07'06" WEST, 15.82 FEET; THENCE SOUTH 78°51'12" WEST, 1.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**U-CLUB U4**

THAT PART OF LOT 6 AND LOT 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +190.45 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +165.48 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89°59'21" WEST, ALONG THE NORTH LINE OF SAID TRACT, 9.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'44" WEST, 38.30 FEET; THENCE NORTH 89°44'30" WEST, 89.92 FEET; THENCE NORTH 00°08'48" EAST, 37.87 FEET; THENCE NORTH 89°59'21" EAST, 89.84 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TAX PIN 17-15-101-004, 17-15-101-005, 17-15-101-006

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## EXHIBIT B

### Permitted Exceptions

1. The land lies within the boundaries of Special Service Area No. 12 as disclosed by ordinance recorded as document number 90175841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
2. Agreement of Restrictive Covenants dated as of October 20, 2005 and recorded October 21, 2005 as document number 0529434052 and re-recorded October 26, 2005 as document number 0529919140 made by and between Gage Fee LLC and Monroe/Wabash Development, LLC.
3. Memorandum relating to Chilled Water Service Agreement dated as of January 3, 2006 recorded June 14, 2006 as document number 0616510159 made by MDE Thermal Technologies, Inc. and Monroe/Wabash Development, LLC.
4. Agreement dated January 2, 1874 and recorded July 9, 1875 as document 38180 made between Edward H. Haddock and Laurin P. Hilliard for a Party Wall between the land and Lot 7 in Block 1 aforesaid as supplemented by instrument recorded November 30, 1878 as document number 203025 between J. Van Inwagen and E. H. Haddock.
5. Development Rights Allocation Agreement dated September 8, 2005 by and between The Art Institute of Chicago, an Illinois not-for-profit corporation and Monroe/Wabash Development, LLC, a Delaware limited liability company recorded September 9, 2005 as document number 0525232119.
6. Agreement of Restrictive Covenants made and entered into April 30, 2006 and recorded May 19, 2006 as document number 0613922071 by and among University Club of Chicago, University Club Professional Building LLC and Monroe/Wabash Development, LLC.
7. Terms and provisions contained in Skybridge and University Club Facility Easement Agreement entered into April 30, 2006 and recorded May 19, 2006 as document number 0613922072 by and among Monroe/Wabash Development, LLC, University Club of Chicago and University Club Professional Building LLC.

First Amendment to the Skybridge and University Club Facility Easement Agreement dated September 25, 2009 and recorded September 25, 2009 as document number 0926818078, made by Monroe/Wabash Development LLC, and Monroe/Wabash U-Club, LLC, University Club of Chicago, and University Club Professional Building LLC.

City of Chicago  
Dept. of Revenue  
**598618**



Real Estate  
Transfer  
Stamp  
**\$10,500.00**

Batch 851,301


3/15/2010 16:14  
dr00764

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This page is being added for  
Revenue Stamp.

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



APR. 23. 10


REVENUE STAMP

# 0000066327

REAL ESTATE TRANSFER TAX
00500,00
FP 103042

STATE TAX

**STATE OF ILLINOIS**



APR. 23. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000054033

REAL ESTATE TRANSFER TAX
01000,00
FP 103037

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