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Prepared by:
Bradley & Associates
1270 Soldiers Field Road
Boston, Massachusetts 01235
Attn: Kendall E. Brook, Esq.



Doc#: 1012622010 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/06/2010 03:07 PM Pg: 1 of 5

After Recording return to and mail tax bills to:
Sun Life Assurance Company of Canada
One Sun Life Executive Park
Wellesley Hills, Massachusetts 02481
Attn: John Mulvihill

NS-429702-1081

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Intercontinental Fund III 29 North Wacker Drive, LLC ("Grantor") for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Sun Life Assurance Company of Canada, a Canadian corporation, having an address of One Sun Life Executive Park, Wellesley Hills, Massachusetts, 02481 ("Grantee") the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof,

Together with all buildings, structures, and improvements located thereon, and all rights, easements and appurtenances in any manner appertaining or belonging thereto (collectively, the "Property"), subject to those matters more specifically described on Exhibit B, which is attached hereto and incorporated herein by reference.

Permanent Tax Number: 17-09-453-013-0000

Address of real estate: 29 North Wacker Drive, Chicago, Illinois 60606

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 Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed.

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City of Chicago
Dept. of Revenue
600481

Real Estate
Transfer
Stamp
\$140,700.00
Rec'd 066401



STATE OF ILLINOIS

STATE TAX

MAY -6.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000054781

1240000

FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

MAY -6.10

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0000066776

0670000

FP 103042

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 4 day of ~~April~~, 2010.

May

**INTERCONTINENTAL FUND III 29 NORTH
WACKER DRIVE, LLC**
a Massachusetts limited liability company

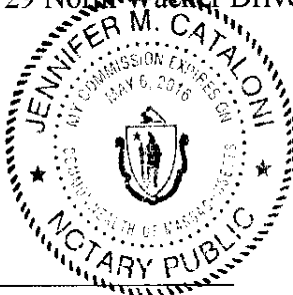
By: Intercontinental Real Estate Corporation
a Massachusetts corporation, its Manager

By: [Signature]
Name: Peter Palandjian
Title: President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK County, ss.

On this 27th day of April, 2010, before me, the undersigned notary public, personally appeared Peter Palandjian, the President of Intercontinental Real Estate Corporation, the manager of Intercontinental Fund III 29 North Wacker Drive, LLC, proved to me through satisfactory evidence of identification, which was Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose for and on behalf of said Intercontinental Fund III 29 North Wacker Drive, LLC.



(SEAL)

[Signature]
(official signature and seal of notary)

Name: Jennifer M. Cataloni

My commission expires: May 6, 2016

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lots 1 to 9, both inclusive, in the Assessor's Division of Lot 4 in Block 53 in the original Town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as created by Agreement dated September 13, 1916 and recorded November 9, 1916 as document 5989236, as Modified by document dated May 3, 1921 and recorded May 5, 1921 as document 7136314, all in Cook County, Illinois.

Note: For informational purposes only, the land is known as

29 North Wacker Drive
Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2009 (final), 2010 and subsequent years not yet due or payable.

Tax Identification Number: 17-09-453-013-0000
Volume Number: 0510

(Affects the Parcel 1, taken as a tract)
2. Lease made by The Mutual Life Insurance Company of New York, a New York corporation, to McDonald's Corporation, a Delaware corporation, a Memorandum of which was recorded April 7, 1997 as document 97240597, demising the land for a term of years, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through or under said lessee.
3. Private alley over the East 10 feet of the land to be forever kept open for use of the owner of Lot 3 in Block 53 as reserved in Deeds recorded as documents 5989236, 7136314, 11208694, 11208695. (Affects Parcel 1)
4. Rights of the Commonwealth Edison Company as disclosed by existence of manholes as shown on a survey prepared by Donald R. Williams Jr., last revised March 12, 2010, Project No. 10022. (Affects Parcel 2)
5. Encroachment of the 10 story brick office building located mainly on the land onto the property North and adjoining by approximately 0.17 feet, as shown on a survey prepared by Donald R. Williams Jr., last revised March 12, 2010, Project No. 10022.
6. Encroachment of the 18 story brick office building located mainly on the property East and adjoining onto the land by approximately 0.15 feet, as shown on a survey prepared by Donald R. Williams Jr., last revised March 12, 2010, Project No. 10022. (Affects Parcel 2)
7. A) Terms, provisions and conditions relating to the Easement described as Parcel 2, contained in the instrument creating said Easement.

B) Rights of the adjoining owner or owners to the concurrent use of said Easement.
8. Rights of parties in possession under unrecorded leases.