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THIS INSTRUMENT PREPARED BY:

Doc#: 1033312089 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/29/2010 11:09 AM Pg: 1 of 9

Michael B. Manuel, Esq.
Goldberg Kohn Ltd.
55 E. Monroe St., Ste 3300
Chicago, IL 60603
312-201-4000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 15th day of November, 2010, is by JOHNSON PUBLISHING COMPANY, INC., an Illinois corporation ("Johnson") and J.P.C. Parking II, Limited Liability Company ("JPC"), to and in favor of COLUMBIA COLLEGE CHICAGO, an Illinois not-for-profit corporation ("Grantee"), having its principal office at 600 S. Michigan Avenue, Suite 810, Chicago, Illinois 60605.

WITNESSETH, that (i) Johnson 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 Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, BARGAIN AND SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally and commonly described on **Exhibit A-1** attached hereto (the "**Office Property**"); and (ii) JPC, 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 Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, BARGAIN AND SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally and commonly described on **Exhibit A-2** attached hereto (the "**Parking Property**").

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 hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

AND, Johnson and JPC (collectively, "**Grantor**") each for itself, and its successors, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, 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 for matters set forth on **Exhibit B** attached hereto and made a part hereof; and that the Grantor will warrant

Box 400-CTCC


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and defend said premises against all persons lawfully claiming by, through or under the Grantor, subject to those matters set forth on **Exhibit B**.

CITY TAX  NOV. 18. 10 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000002363	REAL ESTATE TRANSFER TAX
		23063.00
		FP 103023

Exempt under provisions of Paragraph B, Section 4, Real Estate Transfer Tax Act.

11/16/10
Date Dawn Gollucci
Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SEC. 200.1-2 (B-6) OR PARAGRAPH ---, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE. *for Buyer*

11/16/10
DATE Dawn Gollucci
BUYER, SELLER OR REPRESENTATIVE

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

JOHNSON PUBLISHING COMPANY, INC., an Illinois corporation

By *Linda Johnson Rice*
Name: Linda Johnson Rice
Its: Chairman

J.P.C. PARKING II LIMITED LIABILITY COMPANY, an Illinois limited liability company

By: Johnson Publishing Company, Inc., an Illinois corporation, its sole member

By: *Linda Johnson Rice*
Name: Linda Johnson Rice
Its: Chairman

After recording return to:

Rick Ingram, Esq.
Shefsky & Froelich, Ltd.
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

Mail Tax Bills to :

Columbia College Chicago
600 S. Michigan Avenue
Suite 810
Chicago, Illinois 60605

Property of Cook County Clerk's Office

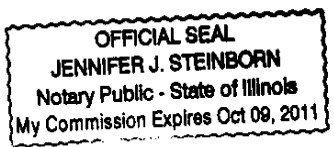
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ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF COOK)

I, Jennifer J. Steinborn, a Notary Public in and for and residing in *
Chairman of JOHNSON PUBLISHING COMPANY, INC., an Illinois corporation,
personally known to me to be the same persons whose name is subscribed to the foregoing
instrument appeared before me this day in person and acknowledged that she signed and
delivered said instrument as her own free and voluntary act and as the free and voluntary act
of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of November,
2010.



Jennifer J. Steinborn
Notary Public

My Commission Expires:
Oct. 9, 2011

* said County and State, Do HEREBY CERTIFY THAT
Linda Johnson Rice, the

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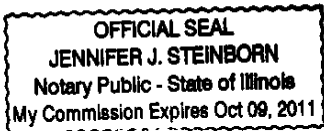
ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF COOK)

I, Jennifer J. Steinborn, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Linda Johnson Rice, the Chairman of JOHNSON PUBLISHING COMPANY, INC., sole member of J.P.C. PARKING II LIMITED LIABILITY COMPANY, an Illinois limited liability company, personally known to me to be the same persons whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of November, 2010.

Jennifer J. Steinborn
Notary Public



My Commission Expires:

Oct. 9, 2011

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EXHIBIT A-1

Legal Description of Office Property

LOT 5 (EXCEPT THE NORTH 52.17 FEET THEREOF) AND THE NORTH 1/2 OF LOT 8 IN BLOCK 17 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 820 S. Michigan Avenue, Chicago

PERMANENT TAX ID NUMBER: 17-15-305-015-0000
17-15-305-016-0000

Property of Cook County Clerk's Office

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EXHIBIT A-2

Legal Description of Parking Property

LOT 2 AND LOT 3 (EXCEPT THE SOUTH 50 1/2 FEET) IN BLOCK 17 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 801 S. Wabash, Chicago

PERMANENT TAX ID NUMBER: 17-15-305-001-0000

Property of Cook County Clerk's Office

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EXHIBIT B

Title Exceptions

1. Taxes for the year 2010 are now a lien, not yet due or payable. (AFFECTS OFFICE AND PARKING PROPERTIES)
2. Land Lies within the boundaries of a special service area no. 12 as disclosed by ordinance recorded as Document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. (AFFECTS OFFICE AND PARKING PROPERTIES)
3. Easement for private alley over the west 15 feet of Lot 5 as established by agreement dated April 30, 1864 and recorded June 3, 1864 as Document 81688 in Book 279-439 in Case 56S19639, Superior Court Cook County, Illinois said easement declared to be over the west 14.79 feet of Lot 5. (AFFECTS OFFICE PROPERTY)
4. Party Wall Agreement recorded April 23, 1958 as Document 17188260 between Chicago City Bank and Trust Company, as Trustee known as Trust Number 5950 and Joan Himmel, on the north line of the land. (AFFECTS OFFICE PROPERTY)
5. Easement by prescription for ingress and egress and deliveries in, upon, over and through the following described land and other property not now in question the west 14.79 feet of Lot 5 aforesaid and that part of Lot 8 described as follows: beginning at the northwest corner of said Lot 8, thence south on the west line of said Lot 8 to a point 4.5 feet north of the south line of said Lot 8, thence southeasterly to a point 11 feet east of the southwest corner of said Lot 8, thence north 7.0 feet; thence northwesterly to a point 6.0 feet east of the west line and 11.5 feet north of the south line of said Lot 8, thence north on the east line of the west 6 feet of said Lot 8, 67.9 feet more or less to the north line of said Lot 8, thence west 6 feet to the point of beginning as declared and set forth in decree entered July 26, 1963 in Case 56S19639.

(Affects the west 14.79 feet of Lot 5 (except the north 52.17 feet thereof) and the west 6 feet of the north ½ of Lot 8) (AFFECTS OFFICE PROPERTY)
6. Easement in, upon, under, and over and along that part of the west 15.54 feet of the south 28.43 feet of Lot 5 and the north ½ of Lot 8 of the land to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with right of access to said equipment as created by grant to the Commonwealth Edison Company recorded May 24, 1971 as Document 21488348.

Note: said easement modified by release dated June 3, 1971 recorded June 3, 1971 as Document 21500001 which releases the east 1.54 feet of the west 15.54 feet aforesaid from any and all interest of the Commonwealth Edison Company. (AFFECTS OFFICE PROPERTY)

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7. Possible rights of the Public, the City of Chicago and the adjoining owners to use the west 14.79 feet of the land as a public alley. (AFFECTS OFFICE PROPERTY)
8. Possible rights of the Commonwealth Edison Company and the Illinois Bell Telephone Company for the operating, use and maintenance of their utility facilities upon and under the west 14.79 feet of the land. (AFFECTS OFFICE PROPERTY)
9. Terms, provisions, conditions and limitations set forth in the covenant regarding future alley reconfiguration recorded May 5, 2006 as Document 0612535067 made by and between Johnson Publishing Company, Inc. and 830 South Michigan LLC relating to the right of the owner of the land to reconfigure, narrow or vacate all or any part of the alley running north and south between 8th and 9th Street. (AFFECTS OFFICE PROPERTY)
10. Terms and provisions of the Consent Decree entered February 22, 2005 in Case No. 00M1405291. (AFFECTS OFFICE PROPERTY)
11. Terms, provisions, conditions and limitations contained in the Ordinance recorded March 27, 2002 as Document 0020537958 which designates the property within the Historic Michigan Boulevard District as a Chicago Landmark.

Notice of Designation as a Chicago Landmark recorded July 27, 2005 as Document 0520835408. (AFFECTS OFFICE PROPERTY)
12. Reservation of the right to use so much of the land upon which the building located on the premises south and adjoining the same encroaches so long as said building walls or foundations, or any part thereof remains, as contained in the Quit Claim Deed recorded February 2, 1928 as Document 9915499. (AFFECTS PARKING PROPERTY)
13. All matters affecting title as shown on that certain Plat of Survey by Certified Survey, Inc. No. 841676 (Y) dated August 12, 2010. (AFFECTS PARKING PROPERTY)
14. All matters affecting title as shown on that certain Plat of Survey by Certified Survey, Inc. No. 090271 (Y) dated August 12, 2010. (AFFECTS OFFICE PROPERTY)