

# UNOFFICIAL COPY

This instrument was prepared by:

Jack Edelbrock  
Mayer Brown LLP  
71 South Wacker Drive  
Chicago, Illinois 60606



Doc#: 1107644042 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2011 11:31 AM Pg: 1 of 6

After recording return to:

Mary Ann Murray  
Burke Burns & Pinelli, Ltd.  
70 W. Madison Street  
Suite 4300  
Chicago, Illinois 60602

Above Space for Recorder's Use

## SPECIAL WARRANTY DEED

**THIS INDENTURE WITNESSETH THAT** Joseph T. Ryerson & Son, Inc., a Delaware corporation, whose address is 2621 West 15<sup>th</sup> Place, Chicago, Illinois 60608 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto Chicago Film Studios Industrial Real Estate Holdings, LLC, an Illinois limited liability company, whose address is 1658 North Milwaukee Avenue, Suite 156, Chicago, Illinois 60647 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Exhibit A and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, all 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 property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does 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 property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Title Exceptions, as described on Exhibit B attached hereto and hereby made a part hereof.

08030407A / 626633 M  
Stewart  
3 of 8

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 14<sup>th</sup> day of March, 2011.

Joseph T. Ryerson & Son, Inc., a Delaware corporation

By: *Terence R. Rogers*  
Name: TERENCE R. ROGERS  
Title: VICE PRESIDENT

State of Illinois )  
                                  ) SS  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TERENCE R. ROGERS as the VICE PRESIDENT of Joseph T. Ryerson & Son, Inc., personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of MARCH, 2010.

*Leslie Wilson*  
Notary Public



Commission expires. 3/30/2014

City of Chicago  
Dept. of Revenue  
610007

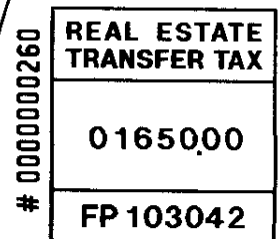
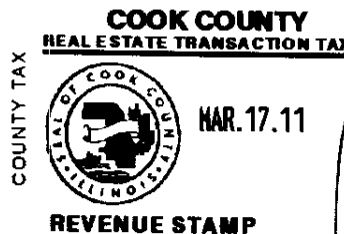
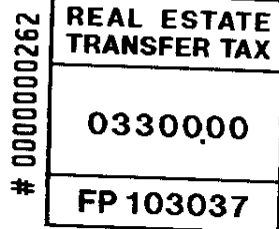
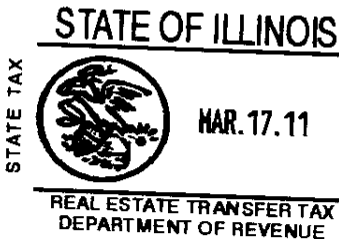


Real Estate  
Transfer  
Stamp  
\$0.00  
Batch 2,575,162

3/17/2011 11:15  
dr00111

**MAIL SUBSEQUENT TAX BILLS TO:**

Chicago Film Studios Industrial Real Estate Holdings, LLC  
2558 W. 16<sup>TH</sup> Street  
Chicago, Illinois 60608



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## EXHIBIT A

### Legal Description

#### PARCEL E:

##### Tract 1:

Lots 1 and 2 in Ryerson's resubdivision of Lots 17 and 18 of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

##### Tract 2:

Parts of Sub-Lots 2, 3 and 6 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, and being further described as follows, to wit: beginning at the Northeast corner of said Sub-Lot 2 in the South line of 15<sup>th</sup> Street; thence Westwardly along said South line, 55.6 feet to a corner; thence Southwardly parallel with the East line of said Sub-Lots, 143 feet to a point 1 foot North of the South line of said Sub-Lot 6; thence Northwardly by a curve convex to the East having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

##### Tract 3:

Sub-Lots 2, 3 and 6 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, except that part of said Sub-Lots described as follows, to wit: beginning at the Northeast corner of said Sub-Lot 2 in the South line of 15<sup>th</sup> Street; thence Westwardly along said South line, 55.6 feet to a corner; thence Southwardly parallel with the East line of said Sub-Lots, 143 feet to a point 1 foot North of the South line of said Sub-Lot 6; thence Northwardly by a curve convex to the East having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

##### Tract 4:

The West 12.4 feet of Sub-Lots 1, 4 and 5, part of the West 12.4 feet of Sub-Lot 8 in Block 10 of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

##### Tract 5:

Sub-Lot 7, 10, 11, 14, 15, 18, 19, 22 and 23 in Block 10 in the Subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, together with that part of Lots 8, 9, 12, 13, 16, 17, 20, 21 and 24 in Block 10 falling in the following described property: beginning where the North line of West 16<sup>th</sup> Street meets the West line of the East 55.6 feet of Lot 23 in said Block 10; thence due North 435 feet to a point; thence due East 81.5

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feet to a point; thence due South 434.31 feet to a point in said Northerly line of West 16th Street in the Southerly line of Lot 24; thence South 89 degrees 52 minutes West along said North line of West 16<sup>th</sup> Street being along said Southerly line of Lots 24 and 23 in said Block 10, 81.5 feet to the place of beginning.

## Parcel E-1

Non-exclusive easement for driveway purposes for the benefit of Parcel E, Tract 5, as described in Deed recorded May 1, 1947 as Document Number 14046992.

## Parcel E-2:

Non-exclusive easement for driveway purposes for the benefit of Parcel E, Tract 5, as described in Deed recorded October 19, 1949 as Document Number 14656048.

## Parcel J:

### Tract 1:

Lots 1 through 10, inclusive, in Kerr and Crowley's Subdivision of Lots 1, 2, 3, 4, 47, 48, 49 and 50 in the Subdivision of Block 3 of Walker's Douglas Park Addition, a subdivision of the East three-quarters of the Southeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

### Tract 2:

Lots 5 through 17, and Lots 26 through 46, inclusive, all in Block 3 OF Walker's Douglas Park Addition, a subdivision of the East three-quarters of the Southeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all interest, if any, of Grantor in and to the land lying within (1) that part of vacated Rockwell Street lying south of the south right of way line of 16<sup>th</sup> Street and north of the extended centerline of vacated 17<sup>th</sup> Street, from the west right of way line of vacated Rockwell Street to the centerline thereof, (2) that part of vacated 17<sup>th</sup> Street lying east of the right of way line of Washtenaw Avenue and west of the extended centerline of vacated Rockwell Street, from the north right of way line of vacated 17<sup>th</sup> Street to the centerline thereof and (3) the vacated alley lying in the interior of Parcel J, from the east right of way line of Washtenaw Avenue to the west right of way line of vacated Rockwell Street.

Together with all right title and interest of the Grantor in an overhead walkway (the "Walkway") connecting the southwest corner of the building situated on the aforesaid Parcel E to a building owned by the Grantor at the southeast corner of Rockwell Street and 16<sup>th</sup> Street (the "Service Building"). The conveyance of the Walkway shall not confer any right upon Purchaser or its employees to access the Service Building.

**Permanent Index Number(s):** 16-24-223-001, 16-24-223-002, 16-24-223-006, 16-24-223-004, 16-24-402-010, 16-24-402-009, 16-24-402-008, 16-24-

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402-007, 16-24-402-006, 16-24-402-005, 16-24-402-004, 16-24-402-003, 16-24-402-002, 16-24-402-001, 16-24-402-047, 16-24-402-025, and 16-24-402-048

**Common Address:**

2521-59 W. 15<sup>th</sup> Street; 2555-29 W. 15<sup>th</sup> Street, 2518 W. 16<sup>th</sup> Street; and 2548 W. 16<sup>th</sup> Street, Chicago, Illinois

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Title Exceptions

All matters expressed in Stewart Title Guaranty Company Commitment for Title Insurance, STC File Number: 626633, Effective Date February 8, 2011, a copy of which has been provided to the Grantee, but not including the following items in Schedule B to such Commitment, Standard Exceptions 1 through 5 inclusive and Exceptions 18, 19, 27, 28, 29 and 30, 10, and 11, all of which constitute matters as to which the Grantor's foregoing warranty of title extends,

All zoning and building laws, ordinances, maps, resolutions, and regulations of all governmental authorities having jurisdiction which affect the property and the use and improvement thereof;

All other matters of record, if any,

Any state of facts disclosed by the survey of Sherrill & Associates, Inc., dated February 10, 2011, Job No. 110401;

Any state of facts which a personal inspection of the property made at the time of Closing would disclose;

The right of Grantor to access, on an exclusive basis, the telecommunications and data line room located on the 4<sup>th</sup> floor of the building situated on Parcel E above, together with the right to maintain telecommunications and data lines to and from such room through said Parcel E, provided that such right shall terminate three (3) years from the date hereof (if not sooner terminated by agreement of the Grantor and Grantee or the purchase of the Entire Land (as defined in the Purchase and Sale Agreement dated as of January 18, 2011)); and

Matters arising from acts of the Grantee.