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This Instrument Prepared by and
After Recording Return to:

Brian Cohen, Esq.
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293



Doc#: 1126612155 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/23/2011 01:41 PM Pg: 1 of 8

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SPECIAL WARRANTY DEED

Grantor, WM. WRIGLEY JR. COMPANY, a Delaware corporation, having its principal address at 410 North Michigan Avenue, Suite 1200, Chicago, Illinois, 60611, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to Grantee, 400-410 MICHIGAN, LLC, a Delaware limited liability company, having its principal address at c/o Zeller Realty Group, 400 North Michigan Avenue, Suite S600, Chicago, Illinois 60611, forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

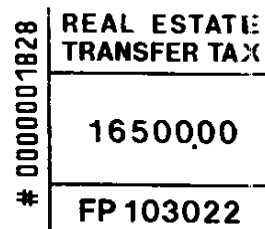
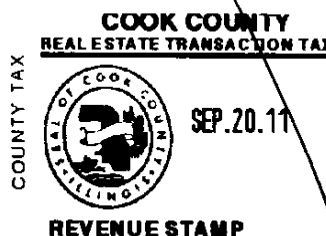
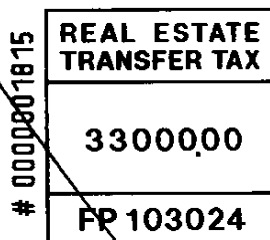
Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto.

SIGNATURE PAGE FOLLOWS

Box 400-CTCC



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IN WITNESS WHEREOF, said Grantor executes this Deed as of the 19 day of September, 2011.

WM. WRIGLEY JR. COMPANY, a
Delaware corporation

By: Ellen O. Kollar
Name: Ellen O. Kollar
Title: SVP, General Counsel and Secretary

CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	SEP. 20.11	REAL ESTATE TRANSFER TAX
	# 00000003014	86625.00
		FP 103023

STATE OF Illinois)
) SS.
COUNTY OF Will)

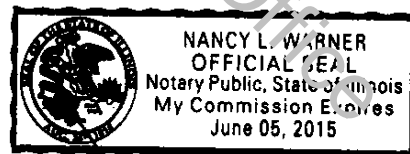
I, Nancy L. Warner, a Notary Public in and for the County and State aforesaid, do hereby certify that Ellen O. Kollar, as Sr. Vice President of Wm. Wrigley Jr. Company, a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of September, 2011.

Nancy L. Warner
Notary Public

My Commission Expires:

June 5, 2015



CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	SEP. 20.11	REAL ESTATE TRANSFER TAX
	# 00000003013	86625.00
		FP 103023

CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	SEP. 20.11	REAL ESTATE TRANSFER TAX
	# 00000003016	86625.00
		FP 103023

CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	SEP. 20.11	REAL ESTATE TRANSFER TAX
	# 00000003015	86625.00
		FP 103023

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EXHIBIT A

Property Identification Numbers: 17-10-133-001-0000
 17-10-137-001-0000
 17-10-128-002-0000
 17-19-128-003-0000
 17-10-128-004-0000
 17-10-128-005-0000
 17-10-128-006-0000
 17-10-128-007-0000
 17-10-128-008-0000
 17-19-128-009-0000
 17-10-128-010-0000
 17-10-128-011-0000
 17-10-128-013-0000

Commonly Known As: 400 North Michigan Avenue, Chicago, Illinois
 410 North Michigan Avenue, Chicago, Illinois
 443 North Michigan Avenue, Chicago, Illinois

Send Subsequent Tax Bills To: 400 Michigan, LLC
 c/o Zeller Realty Group
 400 North Michigan Avenue
 Suite S600
 Chicago, Illinois 60611

Legal Description:

TRACT 1

PARCEL 1:

THE SOUTHWEST 1/4 OF LOT 2 AND THE SOUTH 1/2 OF LOT 3 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH 1/2 OF LOT 6 AND THE SOUTH 1/2 OF THE WEST 10.00 FEET OF LOT 5 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF LOT 4 AND THE EAST 40.00 FEET OF THE SOUTH 1/2 OF LOT 5 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39

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NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 1/2 OF LOTS 4, 5, AND 6 IN BLOCK 11 OF KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTHWEST 1/4 OF LOT 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 11 IN KINZIE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1, 2, 3, 4 AND 5 IN COUNTY CLERKS DIVISION OF THE NORTH 1/2 OF LOT 1 AND THE NORTHEAST 1/4 OF LOT 2 IN BLOCK 11 IN KINZIE ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THE SOUTHEAST 1/4 OF LOT 2 AND THE SOUTH 1/2 OF LOT 1 IN BLOCK 11 IN KINZIE ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

TRACT 2

PARCEL 7:

LOTS 5 AND 6 IN BLOCK 6 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 3 AND 4 AND THE WEST 30.00 FEET OF LOT 2 IN BLOCK 6 (EXCEPT THAT PART OF THE WEST 30.00 FEET OF LOT 2 AFORESAID TAKEN IN CONDEMNATION BY THE CITY OF CHICAGO FOR STREET EXTENSION PURPOSES) IN KINZIE'S ADDITION TO CHICAGO, IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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TRACT 3

PARCEL 9:

THAT PART EAST OF THE EAST LINE OF RUSH STREET OF WATER LOT 17; WATER LOT 18 AND WATER LOTS 19 AND 20 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EXCEPT THAT PART OF SAID WATER LOTS 19 AND 20 INCLUDED IN THE FOLLOWING DESCRIPTION:

ALL THOSE PARTS OF WATER LOTS 19, 20 AND 21 IN KINZIE'S ADDITION TO CHICAGO BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF EAST NORTH WATER STREET, 41.84 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID WATER LOT 20; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF EAST NORTH WATER STREET TO THE NORTHEAST CORNER OF SAID WATER LOT 21; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID WATER LOT 21 TO THE PRESENT NORTHERLY LINE OF THE CHICAGO RIVER; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF CHICAGO RIVER TO THE WESTERLY LINE OF SAID WATER LOT 19; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID WATER LOT 19 TO A POINT 92.9 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID WATER LOT 19; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. General real estate taxes not yet due and payable.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Existing unrecorded leases, containing no options to purchase or rights of first refusal, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Rights, if any, of the United States of America, the State of Illinois, the Municipality and the public in and to that part of the land lying within the bed of the Chicago River; and the rights of other owners of land bordering on the river in respect to the water of said river. (Affects Parcel 9)
5. Grant recorded June 12, 1923 as Document 7974455 made by William Wrigley, Jr., Company to the City of Chicago, for permission and authority to use and occupy, as part of the upper level of North Michigan Avenue for all public street purposes during the existence of the ornamental bridge across East North Water Street, for 10 years, from April 5, 1923 and for the continued life of the above mentioned ordinance.
6. Ordinance passed by the City Council of the City of Chicago on April 5, 1923, giving permission and authority to William Wrigley, Jr. Company to construct, maintain and use an ornamental bridge across East North Water Street, containing certain terms and specifications, for a period of 10 years and until notification of the termination of said permission and authority by the City of Chicago as disclosed by grant recorded June 12, 1923 as Document 7974455.
7. Covenants and restrictions contained in protective agreements recorded December 3, 1919 as Document 6685969; May 13, 1921 as Document 7143392; and October 4, 1950 as Document 14919357; relating to use of that part of the property lying within an area 75 feet back from North Michigan Avenue, and the terms, provisions and conditions set forth therein.
8. License Agreement made by and between Apollo Savings and William Wrigley, Jr. Co., a Delaware corporation, recorded June 14, 1967 as Document 20166140 regarding the connection of an elevated public way with the Wrigley Building and the terms, provisions and conditions set forth therein. (Affects Parcels 7 and 8)
9. Release of Claims for Damages Instrument recorded April 27, 1920 as Document 6805520, whereby William Wrigley, Jr., Company and its successors and assigns waives,

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releases and set over to the City of Chicago all claims for damages as to the vacated Rush Street. (Affects Parcel 9)

10. Rights of the public in the Chicago River and in any public streets or highways occupying any portion of the said premises as disclosed by deed recorded November 3, 1927 as Document 9830554. (Affects Parcels 8 and 9)
11. The following, as noted on the plat of survey by Gremley & Biedermann dated February 15, 2011, number 2011-147430991:
 - a. Encroachment of the metal awning on the building located on Lot 6, Parcel 9, onto public property west and adjoining by an undisclosed amount.
 - b. Encroachment of the building located on Lot 2, Parcel 8, onto public property southeasterly and adjoining by .04 to .84 feet.
 - c. Encroachment of the building located on Lot 6, Parcel 7, onto public property west and adjoining by .26 and south and adjoining by .08 to .84 feet and north and adjoining by .01 feet.
 - d. Encroachment of the stone cornice attached to the building on Parcels 7 and 8, onto public property south, north and west and adjoining by an undisclosed amount.
 - e. Encroachment of the building located on Lot 2, Parcel 8, onto public property east and adjoining by .34 feet.
 - f. Encroachment of the building located on Lot 17, Parcel 9, onto public property west and adjoining by .14 to .30 feet and north and adjoining by .12 to .26 feet.
 - g. Encroachment of the building located on Lot 19, Parcel 9, onto public property east and adjoining by 2.12 to 2.20 feet.
 - h. Encroachment of the cornice on the building located on Parcel 9, onto public property north and west and adjoining by an undisclosed amount.
 - i. Underground tunnel which appears to run to the buildings located on Lot 6, Parcel 7 and Lot 18, Parcel 9.
12. Terms, provisions, conditions and limitations of the ordinance granting an easement to the sanitary district of Chicago for the construction, etc., of an intercepting sewer as an adjunct of the Main Channel and West Side Treatment Works, passed July 28, 1932 by the City Council of the City of Chicago, a copy of which was recorded July 12, 1975 as Document 23137161. (Affects Parcel 2)
13. The following encroachments as shown on the plat of survey by Gremley & Biedermann dated July 25, 2011, number 2011-15350-001:
 - a. Encroachment of the overhead sign and its column, located mainly on Parcel 2, onto public property south and adjoining, by an undisclosed amount.
 - b. Encroachment of the fence located mainly on Parcel 6, onto public property east and adjoining by .16 to .65 feet.

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- c. Encroachment of the building located mainly on Parcel 2, onto public property west and adjoining by .19 feet.
- d. Encroachment of the metal on the building located mainly on Parcel 2 onto public property south and adjoining by .08 feet.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office