

# UNOFFICIAL COPY



Doc#: 1217926141 Fee: \$98.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/27/2012 09:58 AM Pg: 1 of 31

This Instrument Prepared By:

Gibson Dunn & Crutcher, LLP  
200 Park Avenue  
New York, NY 10166  
Attention: Andrew A. Lance, Esq.

When Recorded Return To:

Goodwin Procter LLP  
The New York Times Building  
620 Eighth Avenue  
New York, NY 10018  
Attention: Christopher B. Irie

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 25<sup>th</sup> day of June, 2012, by W2007 Golub JHC Realty, L.L.C., a Delaware limited liability company (the "Grantor"), with an office located at c/o Northstar Realty Finance Corporation, 399 Park Avenue, 18<sup>th</sup> Floor, New York, NY 10022 to and in favor of GAJHC LLC, a Delaware limited liability company, with an office located at c/o Madison Capital, 55 East 59<sup>th</sup> Street, 17<sup>th</sup> Floor, New York, NY 10022 (the "Grantee").

WITNESSETH, that 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 by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title, interest and estate in and to the land legally described on Exhibit A attached hereto and made a part hereof (the "Property"), which Property is situated in the County of Cook and State of Illinois, together with all of Grantor's right, title, interest and estate in and to: (i) all buildings, structures, improvements and (except as set forth on Exhibit C attached hereto) fixtures located at the Property, (ii) all privileges, rights, easements, hereditaments, and appurtenances belonging to the Property and (iii) all streets, alleys, passages and other rights-of-way included in the Property or adjacent thereto (the Property, together with the items included in clauses (i) through (iii) (inclusive) above is collectively referred to herein as, the "Transferred Property"); but EXPRESSLY EXCLUDING AND RETAINING UNTO GRANTOR, all of Grantor's right, title, interest and estate in and to the property described on Exhibit C attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Transferred Property unto Grantee and its successors and assigns forever.

And Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Transferred Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Transferred Property unto Grantee and its successors and assigns, against all persons or entities making any claims or

First American Title Order # NCS 537942 7 of 11 pp

SC 1/31  
INT 1/31  
V 1/31  
P 1/31  
S 1/31


# UNOFFICIAL COPY

demands concerning the Transferred Property by, through or under the Grantor (but not otherwise), subject, however, to the Permitted Exceptions.

This Special Warranty Deed, and all of Grantee's rights to the Property, are subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of the date hereof and recorded on the date hereof against the Property in the public records of Cook County as document \_\_\_\_\_ (the "Declaration").

[SIGNATURE PAGE FOLLOWS]

<b>REAL ESTATE TRANSFER</b>		06/26/2012
		<b>COOK</b> \$70,750.00
		<b>ILLINOIS:</b> \$141,500.00
		<b>TOTAL:</b> \$212,250.00
17-03-220-018-0000   2012060160533   EP76YE		

<b>REAL ESTATE TRANSFER</b>		06/26/2012
		<b>CHICAGO:</b> \$1,061,250.
		<b>CTA:</b> \$424,500.00
		<b>TOTAL:</b> \$1,485,750.
17-03-220-018-0000   20120601605331   BWWQ3A		

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written.

## GRANTOR:

**W2007 GOLUB JHC REALTY, L.L.C.**, a Delaware limited liability company

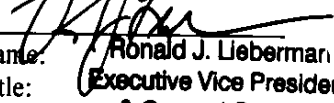
By: W2007 Golub JHC Senior Mezz, L.L.C., a Delaware limited liability company, its managing member

By: W2007 Golub JHC Intermediate Mezz, L.L.C., a Delaware limited liability company, its managing member

By: W2007 Golub JHC Sub Mezz, L.L.C., a Delaware limited liability company, its managing member

By: NRFC JH Holdings II, LLC, a Delaware limited liability company, its managing member

By: NRFC Sub-REIT Corp., a Maryland corporation, its sole member


By:   
Name: Ronald J. Lieberman  
Title: Executive Vice President & General Counsel

STATE OF New York )  
 ) SS.  
COUNTY OF New York )

I Dana Duprey, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Ronald J. Lieberman personally known to me (or proved to me on the basis of sufficient evidence) to be the SVP + General Counsel of NRFC Sub-Reit Corp., a Maryland corporation and sole member of NRFC JH Holdings II, LLC, a Delaware limited liability company and managing member of W2007 Golub JHC Sub Mezz, L.L.C., a Delaware limited liability company and managing member of W2007 Golub JHC Intermediate Mezz, L.L.C., a Delaware limited liability company and managing member of **2007 Golub JHC Realty, L.L.C.**, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the within instrument, appeared before me this day in person, and acknowledged to me that he/she executed the said instrument as his/her free and voluntary act as such SVP + General Counsel of said corporation, and as the free and voluntary act of said company, for the uses and purposes set forth therein.

Given under my hand and official seal this 22 day of June, 2012.

DANA JENELLE DUPREY  
Notary Public, State of New York  
No. 01DU6220822  
Qualified in New York County  
Commission Expires 4/19/2014

  
Notary Public

Commission Expires: 19 April 2014

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED (RETAIL-RESTAURANT)]

# UNOFFICIAL COPY

Send Future Tax Bills to:

GAJHC LLC  
c/o Madison Capital, 55 East 59<sup>th</sup> Street, 17<sup>th</sup> Floor  
New York, New York 10022  
Attention: J. Joseph Jacobson and Asset Manager

**COOK COUNTY**  
**RECORDER OF DEEDS'**  
**SCANNED BY \_\_\_\_\_**

**COOK COUNTY**  
**RECORDER OF DEEDS'**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A TO SPECIAL WARRANTY DEED

### THE PROPERTY

Property Address: 875 North Michigan Avenue, Chicago, Illinois

PIN: 17-03-220-018 and 17-03-220-019

[See attached.]

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**  
**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

# UNOFFICIAL COPY

## JHC BASE PARCEL:

THOSE PARTS OF THE LAND, PROPERTY AND SPACE, BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN THE LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4 INCLUSIVE IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND CONTAINED WITHIN THE PARCELS OF LAND, PROPERTY AND SPACE DESCRIBED AS FOLLOWS, LYING WITHIN AND ADJOINING THE BUILDING SITUATED ON SAID PARCEL OF LAND AND KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS;

## JHC RETAIL PARCEL:

### (2ND FLOOR)

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS; SAID PART OF SAID PROPERTY AND SPACE BEING IN THE FORM OF A TRUNCATED PYRAMID WHICH LIES BETWEEN THE LOWER SURFACE OF THE FLOOR SLAB OF THE 2ND FLOOR IN SAID BUILDING AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 4TH FLOOR IN SAID BUILDING; AND WHICH LIES BETWEEN AND IS ENCLOSED BY FOUR TRAPEZOIDAL INCLINED PLANES WHICH EXTEND UPWARD FROM THE EXTERIOR BUILDING FACE AT THE LOWER SURFACE OF THE FLOOR SLAB OF THE 2ND FLOOR IN SAID BUILDING TO THE SIMILARLY LOCATED BOUNDARIES OF THE LOWER SURFACE OF THE FLOOR SLAB OF THE 4TH FLOOR IN SAID BUILDING; SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 2ND FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 27.93 FEET ABOVE CHICAGO CITY DATUM; AND SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 4TH FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 51.00 FEET ABOVE CHICAGO CITY DATUM;

ALSO

### (1ST FLOOR)

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS; SAID PART OF SAID PROPERTY AND SPACE BEING IN THE FORM OF A TRUNCATED PYRAMID WHICH LIES BETWEEN THE LOWER SURFACE OF THE FLOOR SLAB OF THE 1ST FLOOR IN SAID BUILDING AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 2ND FLOOR IN SAID BUILDING; AND WHICH LIES BETWEEN AND IS ENCLOSED BY FOUR TRAPEZOIDAL INCLINED PLANES WHICH EXTEND UPWARD FROM THE EXTERIOR BUILDING FACE AT THE LOWER SURFACE OF THE FLOOR SLAB OF THE 1ST FLOOR IN SAID BUILDING TO THE SIMILARLY LOCATED BOUNDARIES OF THE LOWER SURFACE OF THE FLOOR SLAB OF THE 2ND FLOOR IN SAID BUILDING; SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 1ST FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 11.64 FEET ABOVE CHICAGO CITY DATUM; AND SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 2ND FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 27.93 FEET ABOVE CHICAGO CITY DATUM, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 44.99 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 34.39 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF

# UNOFFICIAL COPY

SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

NORTH 15.55 FEET;  
 NORTHEAST ALONG THE ARC OF A CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 31.37 FEET AND A LENGTH OF 12.43 FEET;  
 NORTH 30.30 FEET;  
 WEST 101.80 FEET;  
 SOUTH 173.66 FEET;  
 EAST 101.30 FEET  
 NORTH 40.50 FEET;  
 NORTHWEST ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 128.63 FEET AND A LENGTH OF 46.75 FEET;  
 NORTH 15.14 FEET;  
 WEST 1.50 FEET;  
 NORTH 40.45 FEET;  
 EAST 1.47 FEET;  
 NORTH 6.37 FEET;  
 EAST 10.15 FEET;  
 NORTH 7.15 FEET; AND THENCE  
 EAST 24.88 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

BEGINNING AT A POINT WHICH IS 74.57 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 27.26 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

NORTH 52.00 FEET;  
 WEST 0.82 FEET;  
 NORTH 7.53 FEET;  
 EAST 62.55 FEET;  
 SOUTH 173.66 FEET;  
 WEST 101.32 FEET  
 NORTH 40.50 FEET;  
 NORTHEAST ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 128.63 FEET AND A LENGTH OF 46.75 FEET;  
 NORTH 8.21 FEET;  
 WEST 10.42 FEET;  
 NORTH 35.41 FEET;  
 EAST 10.88 FEET;  
 NORTH 7.26 FEET;  
 WEST 10.88 FEET;  
 NORTH 11.08 FEET; AND THENCE EAST 5.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

BEGINNING AT A POINT WHICH IS 2.90 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 35.28 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

NORTH 16.89 FEET;  
 NORTHWESTERLY 12.33 FEET;  
 NORTH 28.70 FEET;  
 EAST 52.94 FEET;

# UNOFFICIAL COPY

SOUTH 42.32 FEET;  
 WEST 26.30 FEET;  
 SOUTH 9.18 FEET; AND THENCE WEST 15.83 FEET TO THE POINT OF BEGINNING;

ALSO

(CONCOURSE LEVEL)

THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS; WHICH LIES BETWEEN THE UPPER SURFACE OF THE FLOOR SLAB OF THE CONCOURSE LEVEL IN SAID BUILDING AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 1ST FLOOR IN SAID BUILDING; SAID UPPER SURFACE OF THE FLOOR SLAB OF THE CONCOURSE LEVEL BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF -2.03 FEET BELOW CHICAGO CITY DATUM; AND SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 1ST FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 11.64 FEET ABOVE CHICAGO CITY DATUM, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 120.26 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 50.41 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

WEST 10.20 FEET;  
 SOUTH 28.95 FEET;  
 WEST 4.57 FEET;  
 NORTH 1.58 FEET;  
 WEST 19.76 FEET;  
 NORTHWEST ALONG THE ARC OF A CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 109.44 FEET AND A LENGTH OF 59.48 FEET;  
 NORTHWEST ALONG THE ARC OF A CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 51.33 FEET AND A LENGTH OF 30.89 FEET;  
 NORTH 13.61 FEET;  
 WEST 13.57 FEET;  
 NORTH 20.76 FEET;  
 EAST 98.94 FEET;  
 SOUTH 6.85 FEET;  
 EAST 53.00 FEET;  
 SOUTH 23.43 FEET;  
 EAST 84.06 FEET;  
 SOUTH 10.55 FEET;  
 EAST 0.75 FEET;  
 SOUTH 26.01 FEET;  
 NORTHWEST AT AN ANGLE OF 64°23'44" TO THE LEFT OF THE LAST DESCRIBED COURSE, 13.28 FEET;  
 WEST 47.58 FEET;  
 SOUTHWEST ALONG THE ARC OF A CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 9.60 FEET AND A LENGTH OF 7.16 FEET;  
 SOUTHWEST ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 10.19 FEET AND A LENGTH OF 7.07 FEET;  
 WEST 21.79 FEET;  
 SOUTHWEST ALONG THE ARC OF A CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 9.60 FEET AND A LENGTH OF 15.08 FEET; AND THENCE WEST 34.47 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

BEGINNING AT A POINT WHICH IS 9.59 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 102.25 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND

# UNOFFICIAL COPY

DISTANCES;

WEST 11.23 FEET;

NORTH 24.38 FEET;

EAST 11.23 FEET; AND THENCE SOUTH 24.38 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

BEGINNING AT A POINT WHICH IS 127.03 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 90.14 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

NORTH 12.59 FEET;

EAST 1.88 FEET;

NORTH 6.00 FEET;

WEST 7.32 FEET;

NORTH 19.30 FEET;

EAST 41.33 FEET;

SOUTH 19.21 FEET;

EAST 12.33 FEET;

SOUTH 46.58 FEET;

WEST 11.50 FEET;

NORTH 27.90 FEET; AND THENCE WEST 36.72 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

BEGINNING AT A POINT WHICH IS 17.87 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 23.73 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

EAST 96.78 FEET;

SOUTH 25.54 FEET;

WEST 14.84 FEET;

SOUTH 19.82 FEET;

EAST 14.84 FEET;

SOUTH 14.35 FEET;

WEST 57.96 FEET;

SOUTH 25.92 FEET;

WEST 40.38 FEET;

NORTH 11.44 FEET;

EAST 6.61 FEET;

NORTH 14.49 FEET;

WEST 14.64 FEET;

SOUTH 25.92 FEET;

WEST 27.46 FEET;

NORTH 85.63 FEET;

EAST 12.00 FEET;

SOUTH 33.49 FEET;

EAST 14.45 FEET;

NORTH 18.53 FEET;

EAST 10.59 FEET; AND THENCE NORTH 14.95 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

# UNOFFICIAL COPY

BEGINNING AT A POINT WHICH IS 97.81 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 19.87 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 15.00 FEET;  
 EAST 38.74 FEET;  
 SOUTH 2.56 FEET;  
 EAST 30.10 FEET;  
 SOUTH 27.40 FEET;  
 EAST 1.40 FEET;  
 SOUTH 23.80 FEET;  
 WEST 3.15 FEET;  
 SOUTH 36.16 FEET;  
 WEST 189.09 FEET;  
 NORTH 23.26 FEET;  
 EAST 12.74 FEET;  
 NORTH 12.37 FEET;  
 NORTHEAST ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 51.40 FEET AND A LENGTH OF 31.75 FEET;  
 NORTHEAST ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 129.60 FEET AND A LENGTH OF 58.74 FEET;  
 EAST 19.90 FEET;  
 NORTH 2.21 FEET;  
 EAST 6.64 FEET;  
 SOUTH 1.20 FEET; AND THENCE EAST 30.58 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

BEGINNING AT A POINT WHICH IS 0.20 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 16.63 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

EAST 9.82 FEET;  
 SOUTH 42.92 FEET;  
 WEST 9.82 FEET; AND THENCE NORTH 42.92 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

BEGINNING AT A POINT WHICH IS 31.41 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 26.33 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 52.87 FEET;  
 WEST 8.28 FEET;  
 NORTH 52.87 FEET; AND THENCE EAST 8.28 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH

BEGINNING AT A POINT WHICH IS 114.66 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 59.26 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

# UNOFFICIAL COPY

SOUTH 19.82 FEET;  
 WEST 14.84 FEET;  
 NORTH 19.82 FEET; AND THENCE EAST 14.84 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM THE FOLLOWING ELEVATOR PARCELS, HEREINAFTER DESCRIBED:

ELEVATOR NOS. 1-6, 10-11, 13-31, 42 AND F7-F8

ELEVATOR NO. 1 (JHC Observatory):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 1, AND 3, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN THE ELEVATOR PITTS NUMBERED 1, 2 AND 3 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE ROOF SLAB IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1118.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITTS, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 39.46 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.87 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

WEST 7.22 FEET;  
 NORTH 11.64 FEET;  
 EAST 6.72 FEET;  
 SOUTH 2.16 FEET;  
 EAST 0.50 OF A FOOT; AND THENCE  
 SOUTH 9.48 FEET TO THE POINT OF BEGINNING;  
 IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 2 (JHC Office):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 1, AND 3, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN THE ELEVATOR PITTS NUMBERED 1, 2 AND 3 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE ROOF SLAB IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1118.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITTS, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS 30.65 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.95 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

# UNOFFICIAL COPY

EAST 8.81 FEET;  
SOUTH 9.49 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 9.49 FEET;  
WEST 0.50 OF A FOOT;  
SOUTH 1.20 FEET;  
WEST 8.31 FEET;  
NORTH 10.69 FEET; AND THENCE  
EAST 8.81 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 3 (JHC Restaurant):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 1, AND 3, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN THE ELEVATOR PITTS NUMBERED 1, 2 AND 3 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE ROOF SLAB IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1118.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITTS, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 30.65 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.95 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

EAST 8.81 FEET;  
SOUTH 9.49 FEET;  
WEST 8.81 FEET; AND THENCE  
NORTH 9.49 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 4 (JHC Office):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 4, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBER 4 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE CEILING OF SAID MACHINE ROOM (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1122.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 12.04 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 6.13 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 9.41 FEET;  
WEST 7.93 FEET;  
NORTH 9.12 FEET;

# UNOFFICIAL COPY

EAST 1.01 FEET;  
NORTH 0.29 OF A FOOT; AND THENCE  
EAST 6.92 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

## ELEVATOR NO. 5:

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 5, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBER 5 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 46TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 582.55 FEET ABOVE CHICAGO CITY DATUM), AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE UPPER SURFACE OF THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 10.82 FEET, MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.73 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

EAST 8.01 FEET;  
SOUTH 10.01 FEET;  
WEST 8.01 FEET; AND THENCE  
NORTH 10.01 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

## ELEVATOR NO. 6

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 6, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBER 5 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 46TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 582.55 FEET ABOVE CHICAGO CITY DATUM), AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE UPPER SURFACE OF THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 37.80 FEET, MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 16.33 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 9.41 FEET;  
WEST 9.79 FEET;  
NORTH 9.41 FEET; AND THENCE  
EAST 9.79 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

## ELEVATOR NOS. 10, 11:

# UNOFFICIAL COPY

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 10 AND 11, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PITTS NUMBERED 10 AND 11 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 44TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 557.92 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITTS, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 10.65 FEET, MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 5.81 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21.38 FEET;  
EAST 8.94 FEET;  
NORTH 21.38 FEET; AND THENCE  
WEST 8.94 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 13:

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 13, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBERED 13 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF -4.94 FEET BELOW CHICAGO CITY DATUM), AND THE UPPER SURFACE OF THE MECHANICAL OVER-RIDE IN SAID ELEVATOR SHAFT (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 547.09 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 8.35 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 6.13 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES THE FOLLOWING COURSES AND DISTANCES:

EAST 7.31 FEET;  
SOUTH 0.29 OF A FOOT;  
EAST 0.60 OF A FOOT;  
SOUTH 9.44 FEET;  
WEST 7.91 FEET; AND THENCE  
NORTH 9.73 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NOS. 14, 15:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 14 AND 15, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PITTS NUMBERED 14 AND 15 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF -4.94 FEET BELOW CHICAGO CITY

# UNOFFICIAL COPY

DATUM), AND THE UPPER SURFACE OF THE MECHANICAL OVER-RIDE IN SAID ELEVATOR SHAFTS (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 547.09 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITs, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1.27 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 2.97 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 18.33 FEET;  
WEST 8.69 FEET;  
SOUTH 18.33 FEET; AND THENCE  
EAST 8.69 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NOS. 16, 17, 18, 19:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 16, 17, 18 AND 19, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PITs NUMBERED 16, 17, 18 AND 19 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 38TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 479.03 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITs, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 20.98 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 19.83 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 40.36 FEET;  
WEST 8.46 FEET;  
SOUTH 40.36 FEET; AND THENCE  
EAST 8.46 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NOS. 20, 21, 22, 23:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 20, 21, 22 AND 23, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PITs NUMBERED 20, 21, 22 AND 23 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 38TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 479.03 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITs, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 41.66 FEET, MEASURED PERPENDICULARLY, WEST FROM THE

# UNOFFICIAL COPY

NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 19.62 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 40.41 FEET;  
WEST 9.32 FEET;  
SOUTH 40.41 FEET; AND THENCE  
EAST 9.32 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 24:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 24, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBER 24 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 26TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 325.75 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 53.28 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 17.38 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 9.01 FEET;  
WEST 9.38 FEET;  
NORTH 9.01 FEET; AND THENCE  
EAST 9.38 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NOS. 25, 26, 27:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 25, 26 AND 27, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PITs NUMBERED 25, 26 AND 27 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 26TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 325.75 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITs, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 60.81 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 20.79 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 30.87 FEET;  
EAST 9.83 FEET;

# UNOFFICIAL COPY

NORTH 30.87 FEET; AND THENCE  
WEST 9.83 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 28:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 28, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBER 28; (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 26TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 325.75 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 73.86 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 16.63 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH UNLESS OTHERWISE NOTED ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 9.09 FEET;  
WEST 8.80 FEET;  
NORTH 9.09 FEET; AND THENCE  
EAST 8.80 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NOS. 29, 30, 31:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 29, 30 AND 31, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBERED 29, 30 AND 31 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 26TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 325.75 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 72.69 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 20.90 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 30.86 FEET;  
WEST 8.80 FEET;  
NORTH 30.86 FEET; AND THENCE  
EAST 8.80 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 42:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH

# UNOFFICIAL COPY

MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 42, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBER 42 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 4.94 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 14TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 175.89 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 70.26 FEET, MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.81 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH UNLESS OTHERWISE NOTED ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 6.46 FEET;  
EAST 9.79 FEET;  
NORTH 6.46 FEET; AND THENCE  
WEST 9.79 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

ELEVATOR NOS. F7, F8:

BEING A PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED F7 AND F8, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBERED F7 AND F8 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 7TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 88.58 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 20.25 FEET, MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 35.67 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 7.56 FEET;  
EAST 19.16 FEET;  
SOUTH 7.56 FEET; AND THENCE  
WEST 19.16 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

BUILDING CENTER LINE DEFINITION:

THE NORTH AND SOUTH CENTER LINE OF SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, SITUATED UPON THE PARCEL OF LAND HEREINAFTER DESCRIBED, IS A LINE 224.92 FEET, MEASURED ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID PARCEL OF LAND; AND THE EAST AND WEST CENTER LINE OF SAID BUILDING IS A LINE, PERPENDICULAR TO THE WEST LINE OF SAID PARCEL OF LAND, WHICH INTERSECTS SAID WEST LINE AT A POINT 110.52 FEET, MEASURED ALONG SAID WEST LINE, NORTH

# UNOFFICIAL COPY

FROM THE SOUTHWEST CORNER OF SAID PARCEL OF LAND.

\*\*\*\*\*

\*\*\*\*\*

ALSO:

\*\*\*\*\*

\*\*\*\*\*

JHC BASE PARCEL:

THOSE PARTS OF THE LAND, PROPERTY AND SPACE, BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN THE LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4 INCLUSIVE IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND CONTAINED WITHIN THE PARCELS OF LAND, PROPERTY AND SPACE DESCRIBED HEREON, LYING WITHIN AND ADJOINING THE BUILDING SITUATED ON SAID PARCEL OF LAND AND KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS.

JHC RESTAURANT PARCEL:

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS; SAID PART OF SAID PROPERTY AND SPACE BEING IN THE FORM OF A TRUNCATED PYRAMID WHICH LIES BETWEEN THE LOWER SURFACE OF THE FLOOR SLAB OF THE 95TH FLOOR IN SAID BUILDING AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 97TH FLOOR IN SAID BUILDING; AND WHICH LIES BETWEEN AND IS ENCLOSED BY FOUR TRAPEZOIDAL INCLINED PLANES WHICH EXTEND UPWARD FROM THE EXTERIOR BUILDING FACE AT THE LOWER SURFACE OF THE FLOOR SLAB OF THE 95TH FLOOR IN SAID BUILDING TO THE SIMILARLY LOCATED BOUNDARIES OF THE LOWER SURFACE OF THE FLOOR SLAB OF THE 97TH FLOOR IN SAID BUILDING; SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 95TH FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1054.48 FEET ABOVE CHICAGO CITY DATUM; AND SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 97TH FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1077.81 FEET ABOVE CHICAGO CITY DATUM;

TOGETHER WITH

THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS; WHICH LIES BETWEEN THE UPPER SURFACE OF THE FLOOR SLAB OF THE CONCOURSE LEVEL IN SAID BUILDING AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 1ST FLOOR IN SAID BUILDING; SAID UPPER SURFACE OF THE FLOOR SLAB OF THE CONCOURSE LEVEL BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF -2.03 FEET BELOW CHICAGO CITY DATUM; AND SAID LOWER SURFACE OF THE FLOOR SLAB OF THE 1ST FLOOR BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 11.64 FEET ABOVE CHICAGO CITY DATUM, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 17.87 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 33.73 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND

# UNOFFICIAL COPY

## DISTANCES;

WEST 25.04 FEET  
SOUTH 33.49 FEET;  
EAST 14.45 FEET;  
NORTH 18.53 FEET;  
EAST 10.59 FEET; AND THENCE  
NORTH 14.95 FEET TO THE POINT OF BEGINNING;

## ALSO

BEGINNING AT A POINT WHICH IS 56.70 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 93.43 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 25.92 FEET;  
EAST 57.96 FEET;  
NORTH 25.92 FEET; AND THENCE  
WEST 57.96 FEET TO THE POINT OF BEGINNING;

## ALSO

BEGINNING AT A POINT WHICH IS 120.45 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 90.45 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG THE CENTERLINE OF INTERIOR WALLS, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 34.53 FEET;  
EAST 43.31 FEET;  
NORTH 34.53 FEET; AND THENCE WEST 43.31 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH THE FOLLOWING DESCRIBED ELEVATOR PARCEL:

ELEVATOR NO. 3 (JHC Restaurant):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 575 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 1, AND 3, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN THE ELEVATOR PITTS NUMBERED 1, 2 AND 3 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE ROOF SLAB IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1118.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITTS, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 30.65 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.95 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

EAST 8.81 FEET;  
SOUTH 9.49 FEET;

# UNOFFICIAL COPY

WEST 8.81 FEET; AND THENCE  
NORTH 9.49 FEET TO THE POINT OF BEGINNING;  
ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM THE FOLLOWING ELEVATOR PARCELS, HEREINAFTER DESCRIBED:

ELEVATOR NOS. 1, 2 AND 4

ELEVATOR NO. 1 (JHC Observatory):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 1, AND 3, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN THE ELEVATOR PITTS NUMBERED 1, 2 AND 3 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE ROOF SLAB IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1118.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITTS, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 39.46 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.87 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

WEST 7.22 FEET;  
NORTH 11.64 FEET;  
EAST 6.72 FEET;  
SOUTH 2.16 FEET;  
EAST 0.50 OF A FOOT; AND THENCE  
SOUTH 9.48 FEET TO THE POINT OF BEGINNING;  
ALL IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 2 (JHC Office):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 1, AND 3, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN THE ELEVATOR PITTS NUMBERED 1, 2 AND 3 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE ROOF SLAB IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1118.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PITTS, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS 30.65 FEET MEASURED PERPENDICULARLY, EAST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.95 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

EAST 8.81 FEET;

# UNOFFICIAL COPY

SOUTH 9.49 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 9.49 FEET;  
WEST 0.50 OF A FOOT;  
SOUTH 1.20 FEET;  
WEST 8.31 FEET;  
NORTH 10.69 FEET; AND THENCE  
EAST 8.81 FEET TO THE POINT OF BEGINNING;  
ALL IN COOK COUNTY, ILLINOIS.

ELEVATOR NO. 4 (JHC Office):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 4, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN ELEVATOR PIT NUMBER 4 (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 21.55 FEET BELOW CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE CEILING OF SAID MACHINE ROOM (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1122.49 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE FLOOR IN SAID ELEVATOR PIT, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 12.04 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 6.13 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 9.41 FEET;  
WEST 7.93 FEET;  
NORTH 9.12 FEET;  
EAST 1.01 FEET;  
NORTH 0.29 OF A FOOT; AND THENCE  
EAST 6.92 FEET TO THE POINT OF BEGINNING;  
ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST TRANSMISSION LINE SHAFT (JHC BROADCAST PARCEL), HEREINAFTER DESCRIBED, WHICH LIES ABOVE AN ELEVATION OF 1054.48 FEET ABOVE CHICAGO CITY DATUM AND BELOW AN ELEVATION OF 1077.81 FEET ABOVE CHICAGO CITY DATUM;

WEST TRANSMISSION LINE SHAFT:

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY THE WEST TRANSMISSION LINE SHAFT; SAID PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR SLAB OF THE 97TH FLOOR IN SAID BUILDING (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1078.19 FEET ABOVE CHICAGO CITY DATUM), AND THE LOWER SURFACE OF THE WEST TRANSMISSION LINE CYLINDER IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1114.02 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE UPPER SURFACE OF FLOOR SLAB OF THE 97TH FLOOR, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 48.53 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 4.97 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING

# UNOFFICIAL COPY

CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 10.00 FEET;  
WEST 8.00 FEET;  
NORTH 10.00 FEET; AND THENCE  
EAST 8.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

THAT PART OF SAID PROPERTY AND SPACE WITHIN SAID BUILDING LYING BETWEEN THE UPPER SURFACE OF THE FLOOR SLAB OF THE 93RD FLOOR IN SAID BUILDING (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1028.94 FEET ABOVE CHICAGO CITY DATUM), AND THE UPPER SURFACE OF THE FLOOR SLAB OF THE 97TH FLOOR IN SAID BUILDING (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1078.19 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM THE UPPER SURFACE OF FLOOR SLAB OF THE 93RD FLOOR, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 48.53 FEET MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 2.97 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 8.00 FEET;  
WEST 8.00 FEET;  
NORTH 8.00 FEET; AND THENCE  
EAST 8.00 FEET TO THE POINT OF BEGINNING;  
ALL IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM ALL THAT PART OF "THE 175 EAST DELAWARE PLACE CONDOMINIUM" RECORDED IN AUGUST, SEPTEMBER, OCTOBER AND NOVEMBER, 1973 WITH THE COOK COUNTY, ILLINOIS RECORDER OF DEEDS AS DOCUMENT NO. 22434263, BEING THE FOLLOWING ELEVATOR PARCELS, HEREINAFTER DESCRIBED:

ELEVATOR NOS. 32, 33, 34, 35 AND 36

PARCEL 11 (elevators 32-33):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 32 AND 33 LYING ABOVE THE 92ND FLOOR IN SAID BUILDING, AND OF THE MACHINE ROOM APPURTENANT TO SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE OCCUPIED BY SAID ELEVATORS LYING BETWEEN THE LOWER SURFACE OF THE FLOOR SLAB OF THE 93RD FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1028.45 FEET ABOVE CHICAGO CITY DATUM) AND THE UPPER SURFACE OF THE FLOOR IN SAID MACHINE ROOM (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1115.05 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM SAID LOWER SURFACE OF THE FLOOR SLAB OF SAID 93RD FLOOR, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 19.93 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.95 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID-BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 15.55 FEET;

# UNOFFICIAL COPY

WEST 10.57 FEET;  
NORTH 15.55 FEET; AND THENCE EAST 10.57 FEET TO THE POINT OF BEGINNING;

AND SAID PART OF SAID PROPERTY AND SPACE OCCUPIED BY SAID MACHINE ROOM, LYING BETWEEN THE UPPER SURFACE OF THE FLOOR IN SAID MACHINE ROOM (SAID UPPER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1115.05 FEET ABOVE CHICAGO CITY DATUM, AND THE LOWER SURFACE OF THE CEILING IN SAID MACHINE ROOM (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1122.49 FEET ABOVE CHICAGO CITY DATUM), AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM SAID UPPER SURFACE OF THE FLOOR IN SAID MACHINE ROOM, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 20.48 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 16.78 FEET, MEASURED PERPENDICULARLY NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 15.60 FEET;  
WEST 12.92 FEET;  
NORTH 15.60 FEET; AND THENCE EAST 12.92 FEET TO THE POINT OF BEGINNING.

PARCEL 12 (elevator 34):

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATOR NUMBER 34, AND BY THE ROOMS HOUSING THE MACHINERY. AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATOR; SAID PART OF SAID PROPERTY LYING BETWEEN THE LOWER SURFACE OF THE FLOOR SLAB OF THE 93RD FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1028.45 FEET ABOVE CHICAGO CITY DATUM) AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 98TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1089.88 FEET ABOVE CHICAGO CITY DATUM); AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM SAID LOWER SURFACE OF THE FLOOR SLAB OF SAID 93RD FLOOR, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 8.35 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 6.13 FEET, MEASURED PERPENDICULARLY, SOUTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES THE FOLLOWING COURSES AND DISTANCES;

EAST 7.31 FEET;  
SOUTH 0.29 OF A FOOT;  
EAST 0.60 OF A FOOT;  
SOUTH 9.44 FEET;  
WEST 7.91 FEET; AND THENCE NORTH 9.73 FEET TO THE POINT OF BEGINNING.

PARCEL 13 (elevators 35-36):

# UNOFFICIAL COPY

BEING THAT PART OF THE PROPERTY AND SPACE WITHIN SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, OCCUPIED BY ELEVATORS NUMBERED 35 AND 36, AND BY THE ROOMS HOUSING THE MACHINERY AND EQUIPMENT NECESSARY FOR THE OPERATION OF SAID ELEVATORS; SAID PART OF SAID PROPERTY AND SPACE LYING BETWEEN THE LOWER SURFACE OF THE FLOOR SLAB OF THE 93RD FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1028.45 FEET ABOVE CHICAGO CITY DATUM, AND THE LOWER SURFACE OF THE FLOOR SLAB OF THE 98TH FLOOR IN SAID BUILDING (SAID LOWER SURFACE BEING A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 1089.88 FEET ABOVE CHICAGO CITY DATUM; AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM SAID LOWER SURFACE OF THE FLOOR SLAB OF SAID 93RD FLOOR, OF THAT PART OF SAID PROPERTY AND SPACE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 9.32 FEET, MEASURED PERPENDICULARLY, WEST FROM THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, AND 15.95 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID BUILDING, AND RUNNING THENCE ALONG LINES WHICH ARE PARALLEL WITH SAID BUILDING CENTER LINES THE FOLLOWING COURSES AND DISTANCES:

EAST 8.88 FEET;  
SOUTH 18.94 FEET;  
WEST 0.60 OF A FOOT;  
SOUTH 0.25 OF A FOOT;  
WEST 8.28 FEET; AND THENCE NORTH 13.19 FEET TO THE POINT OF BEGINNING.  
ALL IN COOK COUNTY, ILLINOIS.

## BUILDING CENTER LINE DEFINITION:

THE NORTH AND SOUTH CENTER LINE OF SAID BUILDING KNOWN AS 875 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, SITUATED UPON THE PARCEL OF LAND HEREINAFTER DESCRIBED, IS A LINE 224.92 FEET, MEASURED ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID PARCEL OF LAND; AND THE EAST AND WEST CENTER LINE OF SAID BUILDING IS A LINE, PERPENDICULAR TO THE WEST LINE OF SAID PARCEL OF LAND, WHICH INTERSECTS SAID WEST LINE AT A POINT 110.52 FEET, MEASURED ALONG SAID WEST LINE, NORTH FROM THE SOUTHWEST CORNER OF SAID PARCEL OF LAND.

## Easement Parcel 1A:

Easements for the benefit of JHC RETAIL PARCEL as described in Article II of the Declaration of Covenants, Conditions, Restrictions and Easements dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document \_\_\_\_\_ and as created by deed from W2007 Golub JHC Realty, L.L.C., a Delaware limited liability company, to GAJHC LLC, a Delaware limited liability company, dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document \_\_\_\_\_.

1217926135

## Easement Parcel 1B:

Easements for the benefit of JHC RESTAURANT PARCEL as described in Article V of the Declaration of Covenants, Conditions, Restrictions and Easements dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document \_\_\_\_\_ and as created by deed from W2007 Golub JHC Realty, L.L.C., a Delaware limited liability company, to GAJHC LLC, a Delaware limited liability company, dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document \_\_\_\_\_.

## Easement Parcel 2:

1217926135

# UNOFFICIAL COPY

A non-exclusive easement for the benefit of JHC RETAIL PARCEL and JHC RESTAURANT PARCEL as created by the Deed from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 and known as Trust Number 45450 dated July 27, 1973 and recorded July 30, 1973 as document 22418957, as modified by Declaration recorded \_\_\_\_\_ as document \_\_\_\_\_ for the following purposes:

1217926135

A. An easement in and to all structural members, columns and exterior beams shown on the plans and located within the condominium property for the support of (i) All structures located on or within the fee and (ii) Any facility with respect to which an easement has been reserved under this instrument.

B. An easement for the use and replacement of all plumbing, electrical, telephone, water, heating, cooling, ventilating, communication, exhaust, and other piping, lines, ducts, conduits and equipment and for the use of all other facilities of whatsoever nature shown on the plans located within the condominium property and serving or benefiting (i) The Grantor's fee or (ii) Any facility with respect to which an easement has been reserved under this agreement.

C. An easement for the operation, maintenance, repair, replacement, inspection, testing, cleaning and painting (all of which is herein referred to as "Maintenance") of any facility located within the condominium property which serves or benefits the Grantor's fee and also as to which an easement has been reserved under this instrument.

D. For entry upon and for ingress and egress through the condominium property for men, material and equipment to the extent reasonably necessary in the performance of the maintenance of any facility (whether or not located within the condominium property) which facility serves or benefits the Grantor's fee and which is otherwise required or permitted hereunder to be performed by Grantor.

E. For ingress and egress over and across the corridors connecting the freight elevator on the 44th floor of the building with the restaurant and commissary facilities located thereon.

F. For ingress and egress over, on and through the stairways located in the condominium property as shown on the plans connecting different portions of the Grantor's fee.

G. Easements for the maintenance, repair, operation, use and replacement of, and access to, the following equipment and facilities located in the building:

- (1) Water distribution system consisting of 4 house pumps on the 52nd floor and the water storage tank on the 50th floor with necessary piping and electrical connections.
- (2) Emergency freight elevator system consisting of Elevators No. 32 and No. 33.
- (3) Master antenna system consisting of the master antenna located on the roof of the building and its connecting cables and conduits.
- (4) Intra-building phone system consisting of the Stromberg-Carlson PBX Phone Equipment located in Rooms 9903 and 9904 of the building.
- (5) Window washing equipment guide rails on the outside of the condominium property.

# UNOFFICIAL COPY

## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. General real estate taxes for the 2011 final installment, year 2012 and subsequent years, a lien not yet due or payable.

Permanent Index Number: 17-03-220-018-0000 Vol. 496 (affects Land and other property)

Permanent Index Number: 17-03-220-019-0000 Vol. 496 (affects Land and other property)

2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 91075641, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

3. Covenants, restrictions and provisions contained in Deed from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 known as Trust Number 45450 dated July 27, 1973 and recorded July 30, 1973 as document 22418957, as follows:

(A) No building or other structure (other than window-washing equipment and temporary repair facilities) shall be constructed or maintained on that portion of the Grantor's fee lying between two planes, the first located at an elevation of plus 557.92 feet above Chicago City Datum and the second located at an elevation of 1,028.45 feet above Chicago City Datum.

(B) No building or other structure which extends more than 10 feet beyond the outer limits of the building shall be constructed or maintained on that portion of the Grantor's fee lying between two planes, the first located at an elevation of plus 1,028.45 feet above Chicago City Datum and the second located at an elevation of 1,120.0 feet above Chicago City Datum.

(C) Provision that the creditor owner shall have a lien against the portion of the total property owned by the defaulting owner and any damage insurance proceeds payable to the defaulting owner and any damage insurance proceeds payable to the defaulting owner upon failure of the defaulting owner to pay upon demand any sum of money due the creditor owner pursuant to the provisions in said deed; that said liens shall take precedent over any mortgage or other encumbrance which may be a lien on the portion of the total property owned by the defaulting owner.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of Breach of Condition.

4. Grant of the following easements by the Deed from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 and known as Trust Number 45450 dated July 27, 1973 and recorded July 30, 1973 as document 22418957:

(A) An easement in and to all structural members, footings, caissons, foundations, columns and

# UNOFFICIAL COPY

exterior beams shown on the plans and located within the Grantor's fee for the support of (1) All structures located on or within the condominium property and (2) Any facility with respect to which trustee and the unit owners are granted an easement under this instrument.

(B) An easement for the use and replacement of all plumbing, electrical, telephone, water, heating, cooling, ventilating, communication, exhaust, and other piping, lines, ducts, conduits and equipment and for the use of all other facilities of whatsoever nature shown on the plans located within the Grantor's fee and serving or benefiting;

(1) The condominium property and

(2) Any facility with respect to which trustee and the unit owners are granted an easement under this instrument.

(C) An easement for operation, maintenance, repair, replacement, inspection, testing, cleaning and painting (all of which is herein referred to as "Condominium Maintenance") of any facility located within the Grantor's fee which serves or benefits the condominium property and also as to which trustee and the unit owners are granted an easement under this instrument.

5. Grant of the following easements for ingress and egress by the Deed from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 and known as Trust Number 45450 dated July 27, 1973 and recorded July 30, 1973 as document 22418957:

(1) For entry upon and for ingress and egress through the Grantor's fee for men, material and equipment to the extent reasonably necessary in the performance of the condominium maintenance of any facility whether or not located within the Grantor's fee, which facility serves or benefits the condominium property and which is otherwise required or permitted thereunder to be performed by trustee or the unit owners.

(2) For ingress and egress between the Loading Docks on the Concourse Level of the Building and Freight Elevators Nos. 4, 5 and 6 through the security gate as shown on the plans.

(3) For ingress and egress over, on and through the stairways located in the Grantor's fee as shown on the plans connecting the condominium property with corridors located on the ground floor of the building. The owner of the Grantor's fee shall have the right to make such changes in such stairways as do not unreasonably interfere with their uses by the unit owners.

(4) For ingress and egress between the Kitchen Grease-Traps located on the sixth floor of the building and the adjoining public streets.

6. Grant of Easements by the Deed from John Hancock Mutual Life Insurance Company, corporation of Massachusetts, to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 known as Trust Number 45450 dated July 27, 1973 and recorded July 30, 1973 as document 22418957 for the maintenance, repair, operation, use and replacement of, and access to, the following equipment and facilities:

(1) Common area HV AC Supply System consisting of the equipment and facilities described on Appendix A-1 attached to the Condominium Operating Agreement described in the following Sub-Section C and made a part thereof for the furnishing of heated and chilled water used in heating and cooling the corridors and common areas of the condominium property.

# UNOFFICIAL COPY

- (2) Water supply system consisting of two tank-fill pumps located on the concourse level with necessary piping and electric connections.
  - (3) Emergency electrical system consisting of emergency diesel generator located on the parking ramp structure portion of the building with necessary electrical connections.
  - (4) Fire protection system consisting of: 3 fire pumps and 3 jockey pumps located on the concourse level. 3 fire pumps and 3 jockey pumps located on the 37th floor and 2 fire tanks located on the 38th floor with necessary piping and electrical connections.
  - (5) Freight elevator system consisting of Freight Elevators No. 5 and No. 6 and Passenger Elevator No. 1 and No. 2.
  - (6) Loading dock system consisting of loading docks located on the concourse level together with the ramps leading to Seneca Street and the related security post.
  - (7) Window cleaning system consisting of window-washing platform, hoisting equipment and controls, and vertical guide rails on the side of the building.
7. Declaration of Zoning Restrictions made by John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, dated July 27, 1973 and recorded July 30, 1973 as document 22418956 relative to the building located on Lot 17 (except the East 16 feet thereof) and all of Lots 18 to 28, inclusive, in Lake Shore Drive Addition to Chicago; also Lots 1 to 4, inclusive, in County Clerk's Division of the West 300 feet lying East of the Lincoln Park Boulevard of Lots 16 to 19 in Block 14 in Canal Trustees' Subdivision; the separation of said building into residential parcel and non-residential parcel which parcels constitutes the total property; that both parcels shall constitute a single parcel for building permits; gross floor area of improvements to be constructed on the residential parcel; gross floor area of improvements to be constructed on the non-residential parcel; application for building permits by owners of the respective parcels; and provision for joint execution of necessary documents.
- Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of Breach of Condition.
8. Condominium Operating Agreement dated August 8, 1973 and recorded August 10, 1973 as Document 22434264 by and between John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, and 175 East Delaware Place Homeowners Association, an Illinois not-for-profit corporation, providing for the division of the financial and operating responsibilities for the easement facilities described in Section 5 of the deed recorded as document 22418957 and to provide for certain other services relating to building.

First Amendment dated as of March 18, 1991 and recorded March 25, 1991 as document 91132970.

Second Amendment dated May 2, 1992 and recorded June 16, 1992 as document 92430193.

Third Amendment dated August 10, 2005 and recorded February 8, 2006 as document 0603939015.

# UNOFFICIAL COPY

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of conditions.

9. Terms contained in the Restrictions, Covenants, Retained Rights and Trademark License Agreement made by John Hancock Mutual Life Insurance Company and SRI Michigan Avenue Venture, LLC, recorded December 23, 1998 as document 08169001.
10. Terms, limitation and provisions contained in the Memorandum of Agreement between Commonwealth Edison Company and SRI Michigan Avenue Venture, LLC dated October 19, 2005 and recorded August 30, 2006 as document 0624218004.
11. Rights of tenants, as tenants only, pursuant to the unrecorded written leases set forth on the rent roll attached to owner's affidavit, which leases contain no rights of refusal or rights to purchase.
12. Declaration of Covenants, Conditions, Restrictions and Easements dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document \_\_\_\_\_ made by W2007 Golub JHC Realty, L.L.C., a Delaware limited liability company, and the terms, provisions, conditions, and lien provisions contained therein, together with the rights of the adjoining owners in and to the concurrent use of said easements.

1217926135

# UNOFFICIAL COPY

## EXHIBIT C TO SPECIAL WARRANTY DEED

### EXCLUDED PROPERTY

Any Facilities (as defined in the Declaration) located on or within the Property.

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_