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### UN GRECIAL WARRANT DEED OPY

Prepared by: Dean J. Marks, Esq. Sterling Bay Companies 1040 W. Randolph Chicago, Illinois 60607

After recording return to:
Suzanne Bessette-Smith
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Med son, 39th Floor
Chicago, Illingis 60606

Mail tax bills to: 300 West Adams, LLC c/o Alliance HSP Partner, LCC 40 Morris Avenue Suite 230 Bryn Mawr, Pennsylvania 19010

THE STATE OF ILLINOIS )
SS
COUNTY OF COOK )



Doc#: 1224916070 Fee: \$50.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/05/2012 12:50 PM Pg: 1 of 7

#### KNOW ALL MEN BY THESE PRESENTS:

THAT 300 W. ADAMS (CHICAGO), L.L.C., a Delaware limited liability company, ("Grantor") having an address at 1040 W. Randolph, Chicago, IL 60607, for ano in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by TERRA FUNDING-WEST ADAMS, LLC, a Delaware limited liability company ("Grantee"), having an address at c/o The Shidler Group, 841 Bishop Street, Suite 17:19, Honolulu, HI, 96813, Attn: Kimberly F. Aquino, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the acct of land (the "Land") in Cook County, Illinois more fully described on Exhibit A herete together with all easements, rights-of-way, rights and appurtenances appertaining thereto (the "Property").

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in Exhibit B hereto (the "Encumbrances").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

REAL ESTATE TRANSFER		09/05/2012
	соок	\$7,500.00
	ILLINOIS:	\$15,000.00
V	TOTAL:	\$22,500.00

17-16-208-015-0000 | 20120801602653 | 4W11F0

REAL ESTATE TRANSFER		09/05/2012
	CHICAGO:	\$112,500.00
	CTA:	\$45,000.00
	TOTAL:	\$157,500.00
17-16-208-015-0	0000   201208016020	653   BZ8366

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Ad valorem taxes with respect to the Property have been prorated as of the date hereof between Grantor and Grantee, and Grantee expressly assumed the payment of ad valorem taxes assessed from and after the date hereof.

WITNESS THE EXECUTION HEREOF effective as of August 31, 2012

**GRANTOR:** 

(RGO), L.L.C., 300 W. ADAMS (CHA) a Delaware limited bability company

Name: Andrew Gloor Its: Authorized Signatory

STATE OF ILLINOIS

COUNTY OF COOK )

This instrument was acknowledged before me on August 31, 2012, by Andrew Gloor of 300 W. Adams (Chicago), L.L.C., a Delaware limited liability company, as the act and deed of said authorized signatory

on behalf of such limited liability company.

Name

Notary Public in and for the State of Illinois My commission expires: 7/28/10

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#### **Exhibit A to Special WarrantyDeed**

#### LEGAL DESCRIPTION

THAT PART OF LOTS 5, 6 AND 7 IN BLOCK 82, IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 5 AT WHICH SAID SOUTH LINE INTERSECTS THE WEST LINE OF FRANKLIN STREET; RUNNING THENCE NORTH ALONG SAID WEST LINE OF FRANKLIN STREET TO THE NORTH LINE OF SAID LOT 5; RUNNING THENCE WEST ALONG THE NORTH LINE OF LOTS 5, 6 AND 7 IN SAID BLOCK 82, 150 FEET; RUNNING THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID FRANKLIN STREET TO THE SOUTH LINE OF LOT 7 AFORESA'D RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 7, 6 AND 5, 150 FEFT TO THE PLACE OF BEGINNING. SAID PREMISES BEING ALSO DESCRIBED AS THAT PART OF LOT 5 LYING WEST OF THE WEST LINE OF FRANKLIN STREET AS NOW OPENLD, ALL OF LOT 6 AND THE EAST 10 FEET OF LOT 7 IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCLUDING THEREFROM ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON.

John Clarks Office Common Address: 300 W. Adams, Chicago, Illinois 60606

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# UNGLIBITE COCCILINATION PY

**Permitted Exceptions** 



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GENERAL REAL ESTATE TAXES FOR THE YEARS 2012 AND SUBSEQUENT YEARS.

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.

NO ADDTIONAL TAXES ARE CURRENTLY DUE OR PAYABLE.

RIGHTS OF TENANTS AS TENANTS ONLY UNDER UNRECORDED LEASES WITHOUT THE RIGHT OF FIRST REFUSAL PURSUANT TO THE RENT ROLL ATTACHED TO THE ALTA STATEMENT DATED AUGUST 30, 2012.

TENANTS:

300 W. ADAMS MANAGEMENT LLC

ADVANCE CONSULTING

ALICE BERNSTEIN

ALLIANCE FOR WATER EFFICIENCY

BANNER PERSONNEL SERVICE, INC.

BURLINSKI/ALLSTATE

AMICUS COURT REPORTERS, INC.

BURTON KAPLAN, CPA

CARNOW, CONIBEAR & ASSOCIATES, LTD.

CEC REAL ESTATE HOLDINGS, INC.

NEW CINGULAR WIRELESS PCS, LLC

CITY CENTER CHIROPRACTIC & REHAS

COOL SUSHI CORP.

DATA PROCESSING SCIENCES CORP.

DRIFIRE, LLC

DUSABLE, INC.

EXECUTIVE CONSTRUCTION, INC.

**ED FOX & ASSOCIATES** 

EMMI SOLUTIONS, LLC

**FOREMOST TRADING** 

Coot County Clart's Office ED FOX & ASSOCAITES AND DICKER & DICKER

IFBYPHONE, INC.

ILLINOIS CRIMINAL JUSTICE - CMS

ILLINOIS PSYCHIATRIC SOCIETY

JDI PRESS, LTD.

LAKEVIEW ENERGY, LLC

LEASING EMPLOYMENT SERVICE CO., INC.

LOOP NAIL SPA

MCDONALD PARTNERS

MCI METRO ACCESS TRANSMISSION

NATIONAL BENEFIT SERVICES, INC.

NATIONAL CITY BANK, A NATIONAL BANKING

EQUITY TITLE COMPANY OF AMERICA, INC.

**NEXTEL** 

**NORTH SHORE TICKETS** 

ORIGIN HOLDING COMPANY LLC

PLANNING COMMUNITIES, LLC

PRESTIGE STAFFING, LLC

SMR TRAVEL ENTERPRISES, L.T.D.

QUADRISERV INC.

QUIZNOS YACOOB ASMAL WATERFALL

RADICLE INCORPORATED

MICHAEL RADNER

REYNOLDS, SMITH AND HILLS, INC.

SANG PARK DDS P.C.

SIDERA NETWORKS, LLC

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SINGH & ASSOCIATES
SITA NETWORKING COMPUTING USA, INC.
THE CHICAGO BUZZ
SYMMETRY COUNSELING, LLC
TAKUMI CAPITAL, LLC
TEACH FOR AMERICA, INC.
VIBES MEDIA, LLC
WILLIAMS LEA
XEROX CORPORATION

LEASE MADE BY HAROLD D. RIDER AND ASSOCIATES AS AGENT FOR 300 ADAMS VENTURE TO SMART SMR OF ILLINOIS, INC., D/B/A NEXTEL COMMUNICATIONS DATED DECEMBER 29, 1995, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

ASSIGNMENT FROM EMART SMR OF ILLINOIS, INC. TO THE CHASE MANHATTAN BANK.

ALL AS DISCLOSED BY MEMORANDUM OF ASSIGNMENT RECORDED FEBRUARY 24, 1997 AS DOCUMENT 97124993.

EASEMENT CREATED BY WARR'INTY DEED DATED SEPTEMBER 1, 1879 AND RECORDED SEPTEMBER 23, 1879 IN BOOK 936 PG 109 AS DOCUMENT 238009 FROM THE CHICAGO GAS LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS TO GEORGE ARMOUR FOR USE AS AN OPEN COURT OR ALLEY, OVER AND ACROSS THE NORTH 15 FEET OF THE LAND WITH 30 FEET OF THE NORTH END OF THE REMAINDER OF LOT 7 AND ALSO 30 FEET OFF THE SOUTH END OF LOTS 2 AND 3 IN BLOCK 82 FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF LOTS 2, 3, 5, 6 AND 7 IN BLOCK 82, AFORESAID.

EASEMENT FOR OPEN COURT OF ALLEY OVER T.T. NORTH 30 FEET OF LOT 7 AFORESAID AND OTHER PROPERTY REFERRED TO IN THE AGREEMENT BETWEEN CHICAGO GAS LIGHT AND COKE COMPANY AND JOHN V. FARWELL AND CHARLES B. FARWELL DATED MARCH 1, 1876 AND RECORDED FEBRUARY 18, 1879 IN BOOK 889, PAGE 59, AS DOCUMENT 211474 WHEREIN IT WAS AGREED TO SET APART AND RESERVED FOR AN OPEN COURT OF ALLEY 30 FEET OFF THE NORTH END OF LOT 7 AFORE(ALD AND OTHER PROPERTY.

AN ORDINANCE DESIGNATING 300 WEST ADAMS STREET OFFIC: BUILDING AS A CHICAGO LANDMARK, A COPY OF WHICH WAS RECORDED JULY 28, 2009 AS DOCUMENT NUMBER (320910040, AND THE TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS RELATING THERETO.

ENCROACHMENT OF THE SPRINKLERS ATTACHED TO THE STRUCTURE LOCATED ON THE LAND OVER AND ONTO THE PUBLIC WAY (SOUTH AND EAST) AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

ENCROACHMENT OF THE TILE TRIMMINGS ATTACHED TO THE STRUCTURE LOCATED ON THE LAND OVER AND ONTO THE PUBLIC WAY SOUTHERLY AND EASTERLY AND ADJOINING AS DISCLOSED BY STRVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

ENCROACHMENT OF THE WEST FACE OF BRICK AT TOP OF 9 STORY BRICK STRUCTURE LOCATED AT THE SOUTHWEST CORNER OF THE LAND OVER AND ONTO THE LAND WEST AND ADJOINING BY APPROXIMATELY 0.13 FEET AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

ENCROACHMENT OF THE FIRE ESCAPE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.90 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER UNDER JOB NUMBER N-128895 PREPARED BY NATIONAL SURVEY DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012.

- 1. ENCROACHMENT OF THE CORNICE AT 2ND FLOOR LOCATED AT THE SOUTHEAST CORNER OF THE LAND, ONTO THE PUBLIC WAY EAST AND ADJOINING BY APPROXIMATELY 0.33 FEET;
- 2. ENCROACHMENT OF THE CORNICE LOCATED AT THE NORTHEAST CORNER OF THE LAND, ONTO THE PUBLIC

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WAY EAST AND ADJOINING BY APPROXIMATELY 0.25 FEET; AS SHOWN ON PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED MAY 22, 2007, NO. N-127293, AND LAST REVISED AUGUST 28, 2012 UNDER JOB NUMBER N-128895.

