

# UNOFFICIAL COPY

This document prepared by:

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Chicago, Illinois 60601-3242



12341450670

Doc#: 1234145067 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/06/2012 03:05 PM Pg: 1 of 6

Upon recording, return to:

111 N. Canal, LLC  
c/o Sterling Bay Companies, LLC  
Dean J. Marks, Esq.  
1040 W. Randolph  
Chicago, Illinois 60607

Above Space for Recorders' Use Only

## SPECIAL WARRANTY DEED

STATE OF ILLINOIS                     )  
   ) SS       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COOK                    )

THAT RIVER CENTER, L.L.C., an Illinois limited liability company, and ALBERT FRANK, L.L.C., a Delaware limited liability company, each having an address at 111 N. Canal Street, Suite 900, Chicago, Illinois 60606 (together, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by 111 N. CANAL, LLC, a Delaware limited liability company, with an address c/o Sterling Bay Companies, 1040 W. Randolph, Chicago, Illinois 60607 ("Grantee"), the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as "River Center" located at 111 N. Canal Street, Cook County, Chicago, Illinois and legally described on Exhibit A attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "Property").

This conveyance is made subject to those matters described on Exhibit B attached hereto.

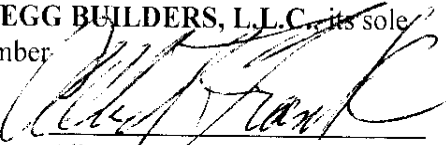
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

8893849 02 W 18F 3

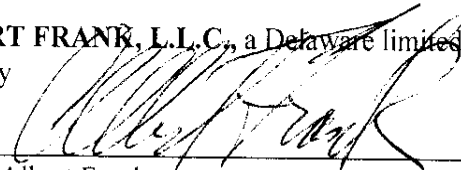
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Executed as of the 6<sup>th</sup> day of December, 2012.

**RIVER CENTER, L.L.C.**, an Illinois limited liability company

By: **GREGG BUILDERS, L.L.C.**, its sole member  
By:   
Name: Albert Frank  
Its: Manager

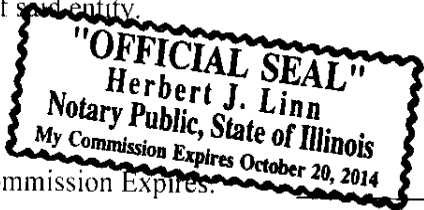
**ALBERT FRANK, L.L.C.**, a Delaware limited liability company

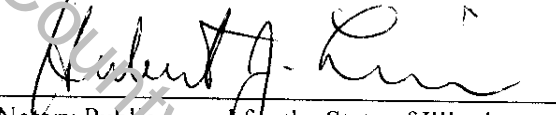
By:   
Name: Albert Frank  
Its: Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

THIS INSTRUMENT was acknowledged before me on Dec. 6, 2012, by Albert Frank, as Manager of Gregg Builders, L.L.C., which is the Sole Member of River Center, L.L.C., as the act and deed of said entity.

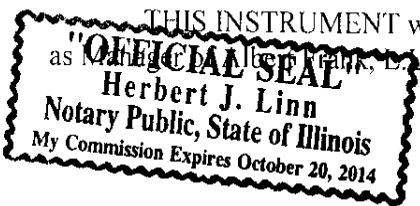


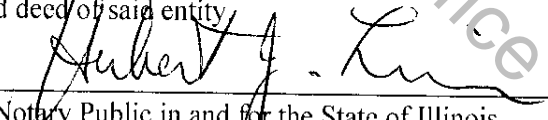
  
Notary Public in and for the State of Illinois

My Commission Expires: \_\_\_\_\_

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

THIS INSTRUMENT was acknowledged before me on Dec. 6, 2012, by Albert Frank, as Manager of Gregg Builders, L.L.C., as the act and deed of said entity.



  
Notary Public in and for the State of Illinois

My Commission Expires: \_\_\_\_\_

Mail Tax Bills To:

111 N. Canal, LLC  
c/o Sterling Bay Companies, LLC  
Eric Helfand  
1040 W. Randolph  
Chicago, Illinois 60607


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**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

Lots 2, 3, 6, 7 and 10 in Block 44 in Original Town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: River Center, 111 North Canal Street, Chicago, Illinois

Tax I.D. No.: 17-09-334-001

REAL ESTATE TRANSFER	12/06/2012
 <b>CHICAGO:</b>	\$750,000.00
<b>CTA:</b>	\$300,000.0
<b>TOTAL:</b>	\$1,050,000.
17-09-334-001-0000   20121101606658   RH9TN9	

REAL ESTATE TRANSFER	12/06/2012
  <b>COOK</b>	\$50,000.00
<b>ILLINOIS:</b>	\$100,000.00
<b>TOTAL:</b>	\$150,000.00
17-09-334-001-0000   20121101606658   PRALR7	

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

1. REAL ESTATE TAXES NOT YET DUE OR PAYABLE.
2. RIGHTS OF TENANTS IN POSSESSION, AS TENANT ONLY, UNDER EXISTING UNRECORDED LEASES DESCRIBED IN THE RENT ROLL ATTACHED TO THE ALTA STATEMENT DATED December 6, 2012 AND DELIVERED CONTEMPORANEOUSLY HEREWITH, EXCLUDING ANY RIGHTS OF FIRST REFUSAL AND OPTIONS TO PURCHASE ANY PORTION OF THE LAND INSURED IN SCHEDULE A.
3. ENCROACHMENTS OF CORNERS OF BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.02, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
4. ENCROACHMENT OF THE GRANITE COPING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 1.67 TO 3.68, EAST AND ADJOINING BY APPROXIMATELY 1.75 TO 1.78, SOUTH AND ADJOINING BY APPROXIMATELY 1.78 TO 3.74 AND WEST AND ADJOINING BY APPROXIMATELY 1.57 TO 2.78, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
5. ENCROACHMENT OF THE COPING AT THE ROOF LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 1.66 TO 1.77, EAST AND ADJOINING BY APPROXIMATELY 1.82 TO 1.83, SOUTH AND ADJOINING BY APPROXIMATELY 1.80 TO 1.85 AND WEST AND ADJOINING BY APPROXIMATELY 1.57 TO 1.67 OF A FOOT, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
6. ENCROACHMENT OF THE GRANITE AT VARIOUS POINTS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING RANGING FROM APPROXIMATELY 0.43 TO 2.72, EAST AND ADJOINING BY APPROXIMATELY 0.50 TO 0.55, SOUTH AND ADJOINING RANGING FROM APPROXIMATELY 0.58 TO 2.31 AND WEST AND ADJOINING RANGING FROM APPROXIMATELY 0.36 TO 2.78 AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
7. ENCROACHMENT OF BRICKS AT VARIOUS POINTS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.03, EAST AND ADJOINING BY APPROXIMATELY 0.03, SOUTH AND ADJOINING BY APPROXIMATELY 0.08 TO 0.14 AND WEST AND ADJOINING BY APPROXIMATELY 0.05 TO 2.78 AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.

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8. ENCROACHMENT OF THE BRICKS AT THE ROOF LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.95 TO 1.01, EAST AND ADJOINING BY APPROXIMATELY 1.08 TO 1.20, SOUTH AND ADJOINING BY APPROXIMATELY 1.05 TO 1.14 AND WEST AND ADJOINING BY APPROXIMATELY 0.81 TO 1.00 OF A FOOT, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
9. ENCROACHMENT OF THE VAULTS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 14.0 TO 14.5, SOUTH AND ADJOINING BY APPROXIMATELY 10.6 TO 12.2 AND WEST AND ADJOINING BY APPROXIMATELY 12.4 TO 14.0, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
10. ENCROACHMENT OF THE CONCRETE LOADING DOCK/PLATFORM AT LOWER LEVEL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT AND EAST AND ADJOINING BY 0.99 TO 4.09, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012 AND AS DISCLOSED BY ORDINANCE PASSED BY THE CITY COUNCIL ON DECEMBER 8, 1977, PAGES NO. 6477-78.
11. ENCROACHMENT OF THE COLUMNS AND CONCRETE BASES TO THE COLUMNS AT STREET LEVEL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY UNDISCLOSED AMOUNTS, THE CONCRETE COLUMNS AT STREET LEVEL ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.01 TO 0.21, AND THE COLUMNS AT LOWER LEVEL ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.01 TO 0.28 AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
12. ENCROACHMENT OF THE CONCRETE PLATFORM AT LOWER LEVEL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHEAST AND ADJOINING, 4 AUTO SPRINKLERS ONTO THE LAND NORTH AND ADJOINING AND 6 AUTO SPRINKLERS ONTO THE LAND WEST AND ADJOINING BY UNDISCLOSED AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.
13. ENCROACHMENT OF THE BRICKWALL WITH STONE CAP, CONTROL BOX, CONCRETE RETAINING WALL WITH STONE CAP AND METAL RAILING OF THE ELEVATED ROADWAY, METAL BEAM AT LOWER LEVEL LOCATED MAINLY ON THE LAND AND ONTO THE ALLEY EAST AND ADJOINING BY UNDISCLOSED AMOUNTS AND ALSO THE EXHAUST PIPES FROM 2ND FLOOR TO THE ROOF BY APPROXIMATELY 1.41 TO 3.53 AND 2.18 TO 2.73, OVERHEAD EXHAUST PIPE AT LOWER LEVEL BY APPROXIMATELY 11.34, TWO 3 INCH OVERHEAD PIPES AT LOWER LEVEL BY APPROXIMATELY 2.49 TO 2.57, TWO 12 INCH OVERHEAD EXHAUST PIPES AT LOWER LEVEL BY APPROXIMATELY 4.59 AND 6.43, A PIPE AT LOWER LEVEL AT A POINT THAT IS 1.80 AND JOGS TO ANOTHER POINT AT 3.95 AND CONTINUES TO JOG OUT TO THE EAST BY AN UNDISCLOSED AMOUNT, THE

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WALL AND METAL RAIL BY APPROXIMATELY 0.83 AND BUMPER AND STEEL BUMPER GUARDS BY APPROXIMATELY 0.60 TO 0.78, AS SHOWN ON PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012.

14. RIGHTS OF THE PUBLIC, IN AND TO THAT PART OF THE LAND, IF ANY, USED FOR INGRESS AND EGRESS UPON, OVER AND THROUGH THE ELEVATED ROADWAY LOCATED MAINLY ON THE ALLEY EAST AND ADJOINING AS DISCLOSED BY PLAT OF SURVEY NUMBER N-128916 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED AUGUST 6, 2012 AND LAST REVISED DECEMBER 4, 2012 AND ORDINANCE PASSED BY THE CITY COUNCIL ON DECEMBER 8, 1977, PAGES NO. 6479-80.

Property of Cook County Clerk's Office