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WARRANTY DEED

Doc#: 1309429066 Fee: \$56.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2013 01:03 PM Pg: 1 of 10

THIS INDENTURE WITNESSETH, as of this 21st day of December, 2012, that the Grantor, CHICAGO TRIBUNE COMPANY, LLC, of the City of Chicago, State of Illinois, successor by merger to Chicago Tribune Company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT to Grantee, IL-TRIBUNE TOWER, LLC, whose mailing address is c/o Tribune Company General Counsel, 435 North Michigan Avenue, Chicago, Illinois 60611, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, Conditions and Restrictions of record; Public and Utility Easements; Special governmental taxes or assessments for improvements not yet completed; Unconfirmed special governmental taxes or assessments; General taxes not due or payable at the time of closing; acts done by or suffered through purchaser; and all "Permitted Exceptions" listed on Exhibit "B", attached hereto and made a part of hereof.

TO HAVE AND TO HOLD the said premises forever.

By accepting this instrument, the Grantee expressly understands and agrees, anything herein to the contrary notwithstanding, that no individual officers, officials, representatives or employees of Grantor shall be personally liable for any of the Grantor's obligations or any undertaking or covenant of Grantor contained in this instrument

PIN: 17-10-130-001-0000; 17-10-130-002-0000; 17-10-134-001-0000; 17-10-215-054-0000

Address: 435 North Michigan Avenue, Chicago, Illinois, 60611

[Signature page follows]

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by the authorized officer below as of the date set forth above.

CHICAGO TRIBUNE COMPANY, LLC,
a Delaware limited liability company

By: Phil Doherty
Name: Phil Doherty
Title: Senior Vice President

Exempt under the provisions of paragraph (i), section 31-45, of the Real Estate Transfer Tax Act.

[Signature] 12/10/12
Signature Date

EXEMPT UNDER PROVISIONS OF PARAGRAPH K
200.1-2 (B-G) OF PARAGRAPH F, SEC. 200.1-4 (B),
OF THE CHICAGO TRANSACTION TAX ORDINANCE.
12/10/12
DATE BUYER, SELLER OR REPRESENTATIVE

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State of Illinois)
County of Cook)SS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Phil Doherty, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that s/he signed and delivered the said instrument as her/his free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of December, 2012.

Michelle L Watkins
Notary Public



This document prepared by and after recording return to:

Kate L. Steffy, Esq.
Sidley Austin LLP
One South Dearborn
Chicago, Illinois 60603

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EXHIBIT "A"

LEGAL DESCRIPTION

PIN: 17-10-130-001-0000; 17-10-130-002-0000; 17-10-134-001-0000; 17-10-215-054-0000

Address: 435 North Michigan Avenue, Chicago, Illinois, 60611

PARCEL 1A:

BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THEREIN THE EAST AND WEST ALLEY VACATED BY ORDINANCE PASSED BY THE COMMON COUNCIL OF SAID CITY OF CHICAGO ON MAY 23, 1923 AND RECORDED JULY 7, 1923 AS DOCUMENT NUMBER 8011744, ALSO INCLUDING THE PART OF NORTH MICHIGAN AVENUE IN SAID CITY OF CHICAGO VACATED BY ORDINANCE PASSED BY THE COMMON COUNCIL OF SAID CITY OF CHICAGO DATED JULY 2, 1923 AND RECORDED AUGUST 2, 1923 AS DOCUMENT NUMBER 8048532, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 1 AND 2 (EXCEPT THE EAST 80.05 FEET OF LOT 2) IN BLOCK 8 IN THE CHICAGO, DOCK AND CANAL CO'S RESUBDIVISION OF ITS SUBDIVISION OF ORIGINAL WATER LOT 35 AND ACCRETIONS THERETO, ALL OF BLOCK 8 AND ACCRETIONS AND OF THAT PART OF BLOCK 19 LYING EAST OF SUBDIVISION BLOCK 2, ALL IN KINZIE'S ADDITION TO CHICAGO.

PARCEL 1C:

ALL THAT PART OF VACATED NORTH ST. CLAIR STREET LYING EAST AND ADJOINING THE EAST LINE OF LOT 1 AND SAID EAST LINE PRODUCED SOUTH 18 FEET IN W. B. OGDEN'S SUBDIVISION OF PART OF BLOCK 9 IN KINZIE'S ADD TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 12 IN HUNTER'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO AFORESAID LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 1 IN BLOCK 8 IN CHICAGO DOCK AND CANAL CO'S RESUBDIVISION OF ITS SUBDIVISION OF ORIGINAL WATER LOT 35 AND ACCRETIONS THERETO OF ALL OF BLOCK 6 AND ACCRETIONS AND OF THAT PART OF BLOCK 19 LYING EAST OF SUBDIVISION OF BLOCK 2 ALL IN KINZIE'S ADDITION TO CHICAGO AFORESAID LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 1 IN W. B. OGDENS SUBDIVISION OF PART OF BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO AFORESAID PRODUCED EAST 66 FEET AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF LOT 12 IN HUNTERS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO AFORESAID PRODUCED EAST 66 FEET ALSO ALL THAT PART OF VACATED EAST HUBBARD STREET TOGETHER WITH ITS INTERSECTION WITH THE EAST NORTH WATER STREET LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 12 BOTH

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INCLUSIVE AND THE SOUTH LINE OF LOT 1 PRODUCED WEST 5 3/4 INCHES AND THE SOUTH LINE OF SAID LOT 12 PRODUCED EAST 66 FEET IN HUNTERS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO AFORESAID LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 AND 2 IN BLOCK 8 OF CHICAGO DOCK CANAL CO'S RESUBDIVISION AFORESAID LYING NORTH OF AND ADJOINING THE NORTH LINE OF BLOCK 7 IN KINZIE'S ADDITION AFORESAID AND LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE NORTHWEST CORNER OF BLOCK 7 IN KINZIE'S ADDITION TO CHICAGO AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 1 PRODUCED WEST SAID POINT BEING 5 3/4 INCHES WEST OF THE SOUTHWEST CORNER OF SAID LOT 1 IN HUNTERS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO AFORESAID AND LYING NORTHWESTERLY OF AND ADJOINING A LINE DRAWN FROM A POINT ON THE NORTH LINE OF BLOCK 7 IN KINZIE'S ADDITION TO CHICAGO AFORESAID SAID POINT BEING 151.21 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 7 TO A POINT ON THE SOUTH LINE OF LOT 2, SAID POINT BEING 119.95 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1 AS MEASURED ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2 ALL IN BLOCK 8 OF CHICAGO DOCK CANAL CO'S RESUBDIVISION AFORESAID SAID POINT OF STREETS VACATED BY ORDINANCE RECORDED JULY 7, 1959 AS DOCUMENT 17589403 BEING FURTHER DESCRIBED AS ALL THAT PART OF NORTH ST. CLAIR STREET LYING BETWEEN EAST ILL STREET AND EAST HUBBARD STREET AND ALL THAT PART OF EAST HUBBARD STREET TOGETHER WITH ITS INTERSECTION WITH THAT PART OF EAST NORTH WATER STREET BETWEEN NORTH MICHIGAN AVENUE AND A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID EAST HUBBARD STREET SAID POINT BEING 151.21 FEET EAST OF THE EAST LINE OF NORTH MICHIGAN AVENUE TO A POINT ON THE NORTH LINE OF SAID EAST HUBBARD STREET SAID POINT BEING 119.95 FEET EAST OF THE EAST LINE OF NORTH ST. CLAIR STREET.

PARCEL 2:

BLOCK 7 EXCEPTING THEREFROM THAT PART THEREOF DEDICATED FOR EAST NORTH WATER STREET BY PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 1993841 IN KINZIE'S ADDITION TO CHICAGO, BEING IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. TAXES FOR THE YEAR AND 2012.
4. PROCEEDING PENDING IN THE UNITED STATES DISTRICT COURT OF DELAWARE AS CASE NUMBER 08B13141, IN RE THE ESTATE OF TRIBUNE COMPANY, ON A PETITION FILED DECEMBER 8, 2008 FOR CHAPTER 11 BANKRUPTCY.
5. ORDINANCE DESIGNATING THE TRIBUNE TOWERS AS A CHICAGO LANDMARK RECORDED MAY 4, 1989 AS DOCUMENT NUMBER 89200779.
6. PRIVATE DRIVEWAYS FOR INGRESS AND EGRESS.
(AFFECTS PARCEL 1B).
7. RAILROAD RIGHT OF WAY, SWITCH AND SPUR TRACKS AND LAND USED FOR RAILROAD PURPOSES.
(AFFECTS PARCELS 1B AND 2).
8. THAT PART OF PARCEL 2 DEDICATED FOR EAST NORTH WATER STREET BY PLAT FILED AUGUST 21, 1961 AS DOCUMENT LR 1993841 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 7 IN KINZIE'S ADDITION TO CHICAGO; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 7, A DISTANCE OF 10.07 FEET; THENCE NORTH EASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 154.70 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID BLOCK 7, SAID POINT BEING 151.21 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 7; THENCE EAST ON THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 51.57 FEET TO THE EASTERLY CORNER OF SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 7, MORE OR LESS TO THE PLACE OF BEGINNING.
9. COVENANTS AND RESTRICTIONS CONTAINED IN THE PROTECTIVE AGREEMENT DATED SEPTEMBER 21, 1950 AND RECORDED OCTOBER 4, 1950 AS DOCUMENT 14919357 MADE BY THE CHICAGO TRIBUNE BUILDING CORPORATION AND OTHERS RELATING TO THE USE OF THAT PART OF THE LAND WITHIN 75 FEET OF THE EAST LINE OF NORTH MICHIGAN AVENUE AND TO THE USE OF THAT PORTION OF ANY BUILDING ERECTED ON SUCH PORTION OF THE

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LAND KNOWN AS BOULEVARD LEVEL FLOOR.

10. COVENANTS AND RESTRICTIONS CONTAINED IN DEED DATED OCTOBER 30, 1935 AND FILED OCTOBER 30, 1935 AS DOCUMENT LR 703691 FROM CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY 2, 1927 AND KNOWN AS KIRK REALTY TRUST TO CHICAGO TRIBUNE BUILDING CORPORATION PROVIDING THAT CHICAGO TRIBUNE BUILDING CORPORATION, ITS SUCCESSORS AND ASSIGNS SHALL NOT PRIOR TO OCTOBER 1, 1950 CONSTRUCT OR ERECT A BUILDING ON THE LAND MORE THAN 4 STORIES IN HEIGHT MEASURED FROM THE UPPER LEVEL OF MICHIGAN AVENUE.

(AFFECTS PARCEL 2).

11. RIGHTS OF THE CITY OF CHICAGO TO LAY DOWN AND MAINTAIN A SEWER FROM ST. CLAIR STREET UNDER AND ACROSS WHARFING LOT 30 IN KINZIE'S ADDITION TO CHICAGO THE THE RIVER FRONT OF SAID LOT, UNDER AN AGREEMENT MADE WITH CYRUS H. MCCORMICK DATED JULY 17, 1883 AS DOCUMENT REFERRED TO IN WARRANTY DEED FROM HAROLD F. MCCORMICK AND WIFE TO CYRUS H. MCCORMICK (THE YOUNGER) DATED JANUARY 27, 1914 AND RECORDED MARCH 23, 1914 AS DOCUMENT 5381170.

(AFFECTS PARCEL 1C).

12. EASEMENT FOR USE AS LOADING DOCKS OF THE WEST 15 FEET OF THAT PART OF THE LAND FALLING IN THE NOW VACATED NORTH ST. CLAIR STREET AND OF THE NORTH 15 FEET OF THAT PART OF THE LAND FALLING IN VACATED HUBBARD STREET.

(AFFECTS PARCEL 1C).

13. EASEMENT FOR RAILROAD SWITCH TRACKS RUNNING EAST AND WEST ALONG THE NORTHERLY PORTION OF THAT PART OF THE LAND FALLING IN VACATED EAST HUBBARD STREET.

(AFFECTS PARCEL 1C).

14. RIGHTS OF THE CITY OF CHICAGO, THE PUBLIC AND ADJOINING OWNERS TO HAVE MAINTAINED THE CAISSONS SUPPORTING THE UPPER LEVEL OF MICHIGAN AVENUE AND THE OVERHANG OF SAID UPPER LEVEL OVER THE WESTERLY 5 FEET, APPROXIMATE OF THAT PART OF THE LAND FALLING IN VACATED EAST HUBBARD STREET.

(AFFECTS PARCEL 1C).

15. RIGHTS OF THE CITY OF CHICAGO, THE PUBLIC AND ADJOINING OWNERS IN AND TO THE USE OF THE OVERHEAD PEDESTRIAN BRIDGE ACROSS EAST HUBBARD STREET TO PROPERTY SOUTH AND ADJOINING.

(AFFECTS PARCEL 1C).

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16. RIGHTS OF THE CITY OF CHICAGO AND THE CHICAGO FIRE DEPARTMENT TO MAINTAIN AND USE THE FIRE HYDRANTS AND ALARM BOXES ON THE LAND. (AFFECTS PARCEL 1C).

17. AGREEMENT BY AND BETWEEN THE CHICAGO TRIBUNE BUILDING CORPORATION, A CORPORATION OF ILLINOIS, AND THE SYNAGOGUE OF THE JEWISH THEOLOGICAL SEMINARY OF AMERICA, A NEW YORK CORPORATION, DATED JULY 19, 1969 AND RECORDED AUGUST 2, 1969 AS DOCUMENT 17925710 RELATING TO THE CONTINUED USE, FUTURE AMENDMENT, MODIFICATION OR REVOCATION OF SAID CONTINUED USE OF AN EXISTING ELEVATED SIDEWALK OVER VACATED HUBBARD STREET. SAID AGREEMENT WAS PURPORTEDLY REVOKED BY CHICAGO TRIBUNE BUILDING CORPORATION, AS EVIDENCED BY AFFIDAVIT DATED FEBRUARY 5, 1963 AND RECORDED FEBRUARY 6, 1963 AS DOCUMENT 18714973. (AFFECTS PARCEL 1C).

18. RESERVATION IN FAVOR OF THE CITY OF CHICAGO, THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO AND SUCH PUBLIC AND QUASI-PUBLIC AGENCIES AS MAY BE INVOLVED OF EASEMENTS TO REPAIR AND OPERATE EXISTING SERVICE AND UTILITY FACILITIES, INCLUDING SEWERS AND APPURTENANCES THERETO AS CONTAINED IN ORDINANCE RECORDED JULY 7, 1959 AS DOCUMENT 17589403. (AFFECTS PARCEL 1C).

19. GRANT FROM CHICAGO TRIBUNE BUILDING CORPORATION, TO THE COMMONWEALTH EDISON COMPANY DATED AUGUST 20, 1959 AND RECORDED AUGUST 31, 1959 AS DOCUMENT 17645147 OF AN EASEMENT AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND RELOCATE UNDERGROUND WIRES, CABLES, CONDUIT, MANHOLES AND OTHER UNDERGROUND EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, ACROSS AND ALONG VACATED NORTH ST. CLAIR STREET AND VACATED EAST HUBBARD STREET, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID STREETS AT ALL TIMES FOR SUCH PURPOSES. (AFFECTS PARCEL 1C).

20. ORDINANCE PASSED BY CITY OF CHICAGO DATED AUGUST 18, 1932 AND RECORDED JULY 2, 1975 AS DOCUMENT 23137161 GRANTING TO SANITARY DISTRICT A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE AN INTERCEPTING SEWER, DRAIN AND INLET WITH APPURTENANCES THERETO. (AFFECTS PARCEL 1C).

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 21, 20 13

Signature: *Phil Doherty*
Grantor or Agent

Subscribed and sworn to before me by the said PHIL DOHERTY, TREASURER this 21 day of JANUARY 20 13.



Cara M Leeman
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 20 _____

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____ 20 _____.

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 20____ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this _____ day of _____
20____.

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 19, 20 12 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Chandler Bigelow III
this 19th day of December
20 12.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]