

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY:**

Nina Montazee Sitzer  
D.L.A Piper LLP (US)  
203 North LaSalle Street  
Chicago, Illinois 60601

**AFTER RECORDING RETURN TO:**

Shepard Gould  
Gould Law Office P.C.  
33 West Monroe Street  
Chicago, IL 60603

**MAIL TAX BILLS TO:**

30 North LaSalle Partners LLC  
c/o AmTrust Realty Corp.  
250 Broadway, 30th Fl.  
New York, New York, 10007



Doc#: 1416929066 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/18/2014 02:42 PM Pg: 1 of 6

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Deed, made effective as of this 10<sup>th</sup> day of June, 2014, between **30 NORTH LASALLE, L.P.**, a Delaware limited partnership ("**Grantor**"), and **30 NORTH LASALLE PARTNERS LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o AmTrust Realty Corp., 250 Broadway, New York, New York, 10007, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "**Premises**"): 6

See Schedule 1 attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the said Premises as described above unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Schedule 2 attached hereto and made a part hereof, but not otherwise, it being acknowledges that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

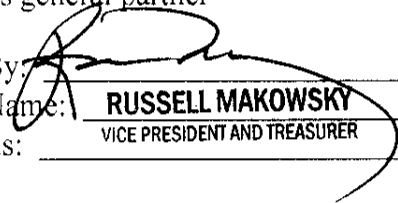
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IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

**SELLER:**

**30 NORTH LASALLE, L.P.,**  
a Delaware limited partnership

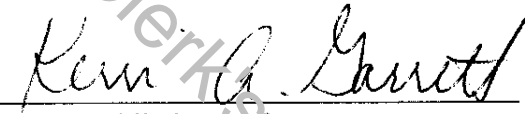
By: 30 North LaSalle GP, L.L.C., a  
Delaware limited liability company,  
its general partner

By:   
Name: RUSSELL MAKOWSKY  
Its: VICE PRESIDENT AND TREASURER

Property of Cook County Clerk's Office

STATE OF New York  
COUNTY OF New York

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Russell Makowsky, the VP & Treasurer of 30 North LaSalle GP, L.L.C., a Delaware limited liability company, the general partner of 30 North LaSalle, L.P., a Delaware limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

  
Notary Public in and for  
the State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_

My commission expires:  
\_\_\_\_\_

**KERRI A. GARRETT**  
Notary Public, State of New York  
No. 01GA6022001  
Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires March 22, 2015

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## SCHEDULE 1 TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

#### PARCEL 2:

LOT 1 (EXCEPT THE SOUTH 80 FEET THEREOF) AND THE EAST 20 FEET OF LOT 2 (EXCEPT THE SOUTH 80 FEET THEREOF), ALL IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 2 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THE EAST 40 FEET OF LOT 3 IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Tax Parcel ID: 17-09-457-007; 17-09-457-008; 17-09-457-009

Common Address: 30 North LaSalle Street  
Chicago, IL 60602

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## SCHEDULE 2 TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2013 (final installment), 2014 and subsequent years.
2. The land lies within the boundaries of Special Service Area Number 12 as disclosed by ordinance recorded as document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Lease between Northern Trust Company, a corporation of Illinois, as trustee under Trust Agreement dated February 28, 1918 and known as Trust No. 24251, as lessor ("Northern Trust"), and LaSalle National Bank, a national banking association, as trustee under provisions of deeds in trust dated as of October 11, 1968 that were recorded on October 25, 1968 in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office") as document nos. 20657197 and 20657200, dated as of November 27, 1968 and delivered pursuant to that certain Trust Agreement dated November 30, 1967 and known as Trust No. 37400, as lessee ("LaSalle National Bank"), dated November 27, 1968 and recorded February 21, 1969 as document 20762823 in the Recorder's Office.

Agreement between Northern Trust and American National Bank and Trust Company of Chicago, a national banking association, as trustee under Trust Agreement dated as of November 7, 1969 and known as Trust No. 28985 ("American National Bank"), dated August 15, 1972 and recorded on September 13, 1972 as document 22049734 in the Recorder's Office.

Agreement between Northern Trust and American National Bank, dated August 23, 1972 and recorded September 13, 1972 as document 22049735 in the Recorder's Office.

4. Lease, executed by LaSalle National Bank, as trustee under Trust Agreement dated August 10, 1972 and known as Trust No. 44540, as lessor, and American National Bank, as trustee under Trust Agreement dated November 7, 1969, and known as Trust No. 28985, as lessee, dated August 23, 1972 and recorded September 13, 1972 as document 22049737 in the Recorder's Office.
5. Mechanic's lien claims arising out of tenant improvement work (a) performed by contractors engaged by tenants of the property or subcontractors engaged by such contractors, or (b) required to be paid for by Grantor as landlord under the applicable lease(s) for which Grantee received a credit at closing pursuant to the Sale Agreement between Grantor and Grantee.

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6. Matters that have arisen as a result of acts done or suffered by or through Grantee.
7. Terms and provisions of an agreement dated March 21, 1872 and recorded April 4, 1872 as document 22158 made by Samuel S. Gardner and others with Commercial Insurance Company regarding party wall along the west line of the land.
8. Agreement dated August 23, 1972 and recorded September 13, 1972 as document 22049738 between the Northern Trust Company as trustee under trust 2-4251, The Great West Life Assurance Company, Chicago Title and Trust as trustee under trust 3924 and LaSalle National Bank as trustee under trust 44540 and American National Bank and Trust Company as trustee under trust 28985.
9. Rights of tenants, and all parties claiming by, through or under said tenants, under the leases identified on Schedule 2 to that certain Bill of Sale and Assignment of even date herewith from Grantor to Grantee.
10. Mortgage dated September 14, 1972 and recorded September 22, 1972 as document 22059868, made by LaSalle National Bank as Trustee under Trust 44540, to Northern Trust Company.

Assumed by LRP Thirty North Limited Partnership, a Delaware limited Partnership by assignment and assumption of ground leases and related documents dated February 3, 1994 and recorded February 4, 1994 as document 94119230.

Assumed by American National Bank and Trust Company of Chicago, as trustee under trust 123045-07 by assignment and assumption of ground lease and related documents dated June 13, 1997 and recorded June 13, 1997 as document 97425054.

Assignment of Mortgage to Fuller Family Holdings LLC a Delaware limited liability company recorded October 4, 2002 as document 0021094852.



11. Assignment of Rents made by LaSalle National Bank as Trustee under Trust 44540 to Northern Trust Company as Trustee under Trust 2-4251 recorded September 22, 1972 as document 22059869.  
Assumed by LRP Thirty North Limited Partnership, a Delaware limited Partnership by assignment and assumption of ground leases and related documents dated February 3, 1994 and recorded February 4, 1994 as document 94119230.


Schedule 2

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Assumed by American National Bank and Trust Company of Chicago, as trustee under trust 123045-07 by assignment and assumption of ground lease and related documents dated June 13, 1997 and recorded June 13, 1997 as document 97425054.

Assignment of Mortgage to Fuller Family Holdings LLC a Delaware limited liability company recorded October 4, 2002 as document 0021094852.

REAL ESTATE TRANSFER TAX		18-Jun-2014
	COUNTY:	118,750.00
	ILLINOIS:	237,500.00
	TOTAL:	356,250.00
17-09-457-007-0000   20140601601517		0-042-524-416

REAL ESTATE TRANSFER TAX		18-Jun-2014
	CHICAGO:	1,781,250.00
	CTA:	712,500.00
	TOTAL:	2,493,750.00
17-09-457-007-0000   20140601601517		0-769-752-832