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This document was prepared by
Sterling Bay Companies, LLC
1040 W. Randolph St.
Chicago, Illinois 60607
Attn : Dean J. Marks, Esq.



Doc#: 1504019120 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2015 02:47 PM Pg: 1 of 5

When recorded return to:
221 N. LaSalle, LLC
c/o Sterling Bay Companies
1040 W. Randolph St.
Chicago, Illinois 60607

(Above Space for Recorder's Use Only)

8977193-Tms (143)

The Grantor, SIDEBAR OWNER, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at c/o Four Corners Tavern Group, 1040 W. Randolph Street, Chicago, Illinois, 60607, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to 221 N. LASALLE, LLC, a Delaware limited liability company having its principal office at 1040 W. Randolph Street, Chicago, Illinois 60607, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself to warrant and defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

[Signature page follows.]

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Dated this 6th day of February, 2015.

GRANTOR:

SIDEBAR OWNER, LLC,
an Illinois limited liability company

BY: 
NAME: ANDREW GLOOR
TITLE: MANAGER

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ANDREW GLOOR, MANAGER OF SIDEBAR OWNER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.



Given under my hand and official seal, this 5th day of February, 2015.



NOTARY PUBLIC



SEND FUTURE TAX BILLS TO:

221 N. LaSalle Street, LLC
c/o Sterling Bay Companies, LLC
1040 W. Randolph Street
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		06-Feb-2015
	COUNTY:	1,320.00
	ILLINOIS:	2,640.00
	TOTAL:	3,960.00
17-09-419-043-0000 20150201661256 0-987-549-312		

REAL ESTATE TRANSFER TAX		06-Feb-2015
	CHICAGO:	19,800.00
	CTA:	7,920.00
	TOTAL:	27,720.00
17-09-419-043-0000 20150201661256 1-871-752-832		

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EXHIBIT A TO SPECIAL WARRANTY DEED

PARCEL 1:

LOTS B1D, 1D2, 1E, 1F, 1G, IN THE LASALLE-WACKER SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 18 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 4 TAKEN FOR WIDENING OF NORTH LASALLE STREET, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS AMENDED BY LETTER OF CORRECTION RECORDED AUGUST 1, 2011 AS DOCUMENT 1121345032, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER DATED AUGUST 11, 2008 AND RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS MODIFIED FROM TIME TO TIME, OVER THE COMMON PROPERTIES IN THE LASALLE WACKER SUBDIVISION ALSO RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018, AS DEFINED IN SAID DECLARATION.

PARCEL 2B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 TO MAINTAIN ANY PORTION OF THE BUILDING LOCATED ON LAND IN THE LASALLE WACKER SUBDIVISION 0824816018, WHICH ENCROACHES UPON THE PROPERTY EAST OF AND ADJOINING, INCLUDING THE EAST FOUNDATION WALL AS SET FORTH IN EASEMENT AGREEMENT DATED AS OF OCTOBER 23, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629839027 AND RE-RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629631087, MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

PARCEL 2C:

EASEMENT FOR THE BENEFIT OF THE LAND IN THE LASALLE WACKER SUBDIVISION 0824816018 FOR LIGHT, AIR AND VIEW AS SET FORTH IN AGREEMENT OF ADJACENT PROPERTY OWNERS REGARDING SETBACKS AND EASEMENTS FOR LIGHT, AIR AND VIEW MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC, DATED OCTOBER 19, 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629639026.

Address of Property: Lots B1D, 1D2, 1E, 1F, and 1G located at 221 N. LaSalle Street, Chicago, Illinois 60601

Permanent Index Numbers:

17-09-419-043-0000 (affects B1D), 17-09-419-049-0000 (affects 1D2), 17-09-419-050-0000 (affects 1E), 17-09-419-051-0000 (affects 1F), 17-09-419-052-0000 (affects 1G)

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF 2014, AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.
2. 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. NONE PRESENTLY DUE OR PAYABLE.
3. TERMS, PROVISIONS, AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT BY UNICOM THERMAL TECHNOLOGIES INC., AND THE LURIE COMPANY DATED OCTOBER 13, 1997 AND RECORDED NOVEMBER 25, 1997 AS DOCUMENT 97885604 RELATING TO CHILLED WATER SERVICE AGREEMENT.
(AFFECTS UNDERLYING LAND)
4. SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., AS SURVEY NO . N-129436, DATED JULY 28, 2014, LAST REVISED SEPTEMBER 19, 2014, DISCLOSES THE FOLLOWING:
 - A) ENCROACHMENT OF IRON GUARD RAILS OVER THE SOUTH LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - B) ENCROACHMENT OF OVERHEAD SIGN OVER THE SOUTH LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - C) ENCROACHMENT OF OVERHEAD SIGN WITH CLOCK OVER THE NORTH AND EAST LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - D) ENCROACHMENT OF LOADING DOCK RAMP OVER THE NORTH LINE OF THE LAND ONTO LOWER WACKER DRIVE.
 - E) ENCROACHMENT OF CANVAS CANOPIES OVER WEST LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - F) ENCROACHMENT OF FIRE ESCAPE OVER SOUTH LINE OF THE LAND ONTO PUBLIC RIGHT-OF-WAY.
 - G) PLANTERS LOCATED IN PUBLIC RIGHT-OF-WAY FOR WEST WACKER DRIVE; OWNERSHIP UNKNOWN
5. TERMS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT OF ADJACENT PROPERTY OWNERS REGARDING SETBACKS AND EASEMENTS FOR LIGHT, AIR AND VIEW DATED OCTOBER 19, 2006 AND RECORDED OCTOBER 23 , 2006 AS DOCUMENT 0629639026 MADE BY AND BETWEEN LASALLE WACKER BUILDING , LLC , A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES, LLC .
(AFFECTS EASEMENT PARCEL 2C)
6. TERMS AND CONDITIONS CONTAINED IN THE EASEMENT AGREEMENT DATED AS OF OCTOBER 23 , 2006 AND RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629839027 AND RE-RECORDED OCTOBER 23, 2006 AS DOCUMENT 0629631087, MADE BY AND BETWEEN LASALLE WACKER BUILDING, LLC , A DELAWARE LIMITED LIABILITY COMPANY AND 111 WEST WACKER ASSOCIATES , LLC , AN ILLINOIS LIMITED LIABILITY COMPANY . TO MAINTAIN ANY PORTION OF THE BUILDING LOCATED ON THE LAND IN THE LASALLE

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WACKER SUBDIVISION 0824816018 , WHICH ENCROACHES UPON THE PROPERTY EAST OF AND ADJOINING, INCLUDING THE EAST FOUNDATION WALL.
(AFFECTS EASEMENT PARCEL 2B)

7. TERMS, CONDITIONS AND PROVISIONS OF THE DECLARATION OF COVENANTS , RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER DATED AUGUST 11 , 2008 AND RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824816018 CREATING THE EASEMENTS DESCRIBED IN SCHEDULE A, TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT . AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER MADE BY 221 N. LASALLE PARTNERS, LLC DATED MAY 4, 2009 AND RECORDED MAY 8, 2009 AS DOCUMENT 0912845088. AMENDMENT TO BY-LAWS OF THE ASSOCIATION CONTAINED IN CERTIFICATE RECORDED OCTOBER 15, 2013 AS DOCUMENT 1328844038. AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS , RESTRICTIONS AND EASEMENTS FOR THE LASALLE WACKER MADE BY 221 N. LASALLE, LLC, DATED OCTOBER 4, 2014 AND RECORDED OCTOBER 31, 2014 AS DOCUMENT NUMBER 1430445075 AMENDMENT TO BY-LAWS OF THE ASSOCIATION CONTAINED IN CERTIFICATE RECORDED DECEMBER 9 , 2014 AS DOCUMENT 1434318070 .

Office of Cook County Clerk's Office