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Special Warranty Deed (ILLINOIS)

Doc#: 1521929076 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2015 03:35 PM Pg: 1 of 7

This document was prepared by:

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NLS 715.557
3026

(The Above Space for Recorders Use Only)

THE GRANTOR, CW 111 EAST WACKER LLC, a Delaware limited liability company having an address of Two North Riverside Plaza, Suite 600, Chicago, Illinois 60606 for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby grant, bargain, sell, transfer and convey to IC 111 BUILDING COMPANY LLC, a Delaware limited liability company, having an address of c/o AmTrust Realty Corp., 250 Broadway, New York, NY 10007, the following described real estate situated in the County of Cook in the State of Illinois, together with all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the real estate and owned by Grantor, all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments appurtenant thereto and all right, title and interest of Grantor in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the real estate or any of it (the "Property"):

See Exhibit A attached hereto

Subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns, Grantor hereby covenanting that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

Permanent Index Number(s) (PIN): 17-10-301-011-0000

Address of Real Estate: 111 East Wacker Drive, Chicago, Illinois

REAL ESTATE TRANSFER TAX		07-Aug-2015	
	COUNTY:		90,000.00
	ILLINOIS:		180,000.00
	TOTAL:		270,000.00

17-10-301-011-0000 | 20150701610327 | 2-007-874-432

REAL ESTATE TRANSFER TAX		07-Aug-2015	
	CHICAGO:		1,350,000.00
	CTA:		540,000.00
	TOTAL:		1,890,000.00

17-10-301-011-0000 | 20150701610327 | 1-933-674-368

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DATED as of the 4 day of August, 2015

CW 111 EAST WACKER LLC, a Delaware limited liability company

By: [Signature]
Name: David S. Weinberg
Title: EVP & Chief Operating Officer

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Weinberg, the EVP + COO of CW 111 East Wacker LLC ~~limited liability company~~, personally known to me or properly identified to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of August, 2015

Notary Public [Signature]
Commission expires: 11/10/2018



Mail to:

Shepard Gould, Esq.
Gould Law Office P.C.
33 West Monroe Street
Suite 1400
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO

IC 111 Building Company LLC
c/o AmTrust Realty Corp.
250 Broadway
New York, New York 10007

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EXHIBIT A

LEGAL DESCRIPTION

Tract "A":

The North 286.8 feet (measured perpendicularly to the North line) except the East 198.0 feet (measured perpendicularly to the East line) of the following described tract:

That part of the South 1/2 of fractional Section 10, Township 39 north, Range 14 east of the Third Principal Meridian and of land adjacent thereto describe as follows:

Commencing at the point of intersection of the East line of North Beaubien Court, with the present North line of east South Water Street; thence South along said East line of Beaubien Court to a point, which is 33.00 feet north of the intersection of said East line of Beaubien Court, with the Centerline of the present east South Water Street; thence east along a line which is perpendicular to said east line of Beaubien Court, 377.50 feet; thence North along a line parallel with the northerly extension of said East line of Beaubien Court to the point of intersection with a line drawn perpendicularly to said Northerly Extension of the east line of Beaubien Court, said perpendicular line passing through the Southeast Corner of the parcel of land in Lot 2 in Block 5 in fort Dearborn addition to Chicago in Section 10 aforesaid, conveyed by the Michigan Central Railroad Company to the city of Chicago by Deed dated April 16, 1919; thence west along said perpendicular line to said Southeast Corner of the Parcel of land in Lot 2 above described; thence Southerly on a straight line to a point in the present North line of east South Water Street, said point being on the present west wall of the Michigan Central Railroad Company's freight house and being 7.35 feet west of the place of beginning; thence easterly along said present North line of east south water street to the place of beginning, all in Cook County, Illinois,

Excepting Therefrom the following described Parcel:

Commencing at the Northwest Corner of "Tract A"; thence east along the North Line of said "Tract A", a distance of 138.869 feet to the point of beginning; thence eastwardly along the arc of a circle convex to the north and having a radius of 790.511 feet and being tangent to said last described course, a distance of 63.839 feet to an intersection with the east line of said "Tract A"; thence north along said East line of "Tract A", a distance of 2.576 feet to the Northeast Corner of said "Tract A"; thence west along the north line of "Tract A", a distance of 63.769 feet to the point of beginning, in Cook County, Illinois.

Tract "B":

Commencing at the Northwest Corner of Lot 5 in Thomas Dyer's Subdivision of Lots 6, 7, 8, 9, 10 and 11 in Block 5 in fort Dearborn addition to Chicago in said Southwest Fractional 1/4; thence Northerly to the intersection of the North line of the 20-foot public alley as platted in said Thomas Dyer's Subdivision, with the west line of the 12-foot public alley, as platted in G. W. Flander's Subdivision of the east 1/2 of Lots 11 and 12 of Thomas Dyer's Subdivision aforesaid; thence Northerly along said West line of the 12-foot public alley to a point on the South line of

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Lot 5 in Block 5 of said Fort Dearborn Addition to Chicago; thence west along said South line to a point, 124.0 feet east of the Southwest Corner of said Lot; thence northerly along a line, which if extended would intersect the north line of Lot 1 in said Block 5 of Fort Dearborn addition to Chicago at a point 121.18 feet east of the Northwest Corner of said Lot 1, to a point 4.0 feet north of the South line of Lot 2 in said Block 5 of Fort Dearborn addition to Chicago; thence easterly along a line parallel with the said South line of Lot 2, a distance of 35.84 feet more or less to the Southeast Corner of the Parcel of land in Lot 2 in Block 5 of Fort Dearborn Addition to Chicago in Section 10, aforesaid, conveyed by the Michigan Central Railroad Company to the City of Chicago by deed dated April 16, 1919; thence Southerly on a straight line to a point in the present North line of east South Water Street, said point being on the present west wall of the Michigan Central Railroad Company's freight house; thence west along the present north line of east South Water Street to the Southwest Corner of Lot 5 in Thomas Dyer's Subdivision hereinabove described; thence Northerly along the West line of said Lot 5 to the Northwest corner thereof, the place of beginning, excepting from the above described property that part thereof lying south of a line, which is 142.29 feet north of and parallel with a line and said line extended, which is drawn perpendicular to the East line of Beaubien Court, through a point in said East line, which is 35.00 feet north of the intersection of said East line of Beaubien Court, with the center line of present east South Water Street, also excepting therefrom that part of the aforesaid 20-foot public alley lying west of the southerly extension of the East line of the aforesaid 12-foot public alley and excepting therefrom that part thereof falling within the 12-foot public alley aforesaid, all in Cook County Illinois,

Tract "C":

Easement for the benefit of "Tract A" and "Tract B", as set forth in Agreement dated February 16, 1968 and recorded March 18, 1968 as Document 20423466, as supplemented between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 25421; Illinois Central Railroad Company and 333 building corporation to permit contact of improvements located on the property with the building located to the West of and adjacent to "Tract B".

Tract "D-1":

Perpetual Easement for the benefit of "Tract A" and of "Tract B" as created by grant from the Illinois Central Railroad Company, a Corporation of Illinois, to American National Bank and Trust Company of Chicago, as trustee under Trust Agreement dated October 31, 1967 and known as trust number 25421 dated March 27, 1988 and recorded March 29, 1988 as Document 20445095, in and over the following described land:

Commencing at the Northwest Corner of Lot 5 in Thomas Dyer's Subdivision of Lots 6, 7, 8, 9, 10 and 11 in Block 5 in Fort Dearborn Addition to Chicago in the said Southwest Fractional 1/4; thence Northerly to the intersection of the North line of the 20 foot-public alley as platted in said Thomas Dyer's Subdivision, with the West line of the 12-foot public alley as platted in G.W. Flander's Subdivision of the East 1/2 of Lots 11 and 12 of Thomas Dyer's Subdivision aforesaid; thence Northerly along said West line of the 12-foot public alley to a point on the South line of

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Lot 5 in Block 5 in said Fort Dearborn Addition to Chicago; thence west along said South line to a point, 124.0 feet east of the Southwest Corner of said Lot; thence Northerly along a line, which if extended would intersect the North line of Lot 1 in Block 5 of Fort Dearborn Addition to Chicago, at a point 121.18 feet east of the Northwest Corner of said Lot 1, to a point 4.0 feet north of the South line of Lot 2 in said Block 5 of Fort Dearborn Addition to Chicago; thence easterly along a line parallel with the said South line of Lot 2, a distance of 35.84 feet more or less to the Southeast corner of the Parcel of land in Lot 2 in Block 5 of Fort Dearborn Addition to Chicago in Section 10 aforesaid, conveyed by the Michigan Central Railroad Company to the city of Chicago by deed dated April 16, 1919; thence Southerly on a straight line to a point in the present north line of east South Water Street, said point being on the present west wall of the Michigan Central Railroad Company's freight house; thence west along the present North line of east South Water Street to the Southwest Corner of Lot 5 in Thomas Dyer's Subdivision hereinabove described; thence Northerly along the West line of said Lot 5 to the Northwest corner thereof, the place of beginning excepting from the above described property that part thereof lying north of a line, which is 142.29 feet north of and parallel with a line and said line extended which is drawn perpendicular to the East line of Beaubien Court, through a point in said East line which is 33.00 feet north of the intersection of said East line of Beaubien Court, with the centerline of present east South Water Street, also, excepting therefrom that part of the aforesaid 20-foot public alley, lying west of the southern extension of the East line of the aforesaid 12-foot public alley, all in Cook County, Illinois.

Tract "E":

Reciprocal Plaza Easement for the benefit of "Tract A" and "Tract B", as set forth in agreement between Metropolitan Life Insurance Company, a corporation of New York, American National Bank and Trust company of Chicago, A National Banking Association, as trustee under Trust No. 25421, and American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 29979, dated March 4, 1971 and recorded March 22, 1971 as Document 21427900, for pedestrian ingress and egress, in Cook County, Illinois.

Tract "F":

Perpetual Easement for the benefit of "Tract A" and "Tract B" to forever maintain 5 caissons, as set forth in Easement Agreement between American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 29979; Metropolitan Life Insurance Company, A Corporation of New York, and American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 25421 dated August 31, 1972 and recorded September 13, 1972 as Document 22049164, in Cook County, Illinois.

Tract "G":

Perpetual Easement for the benefit of "Tract A" and "Tract B" as, set forth in Easement Agreement between American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 29979; Metropolitan Life Insurance Company, a Corporation of New York and American National Bank and Trust Company of Chicago, A

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National Banking Association, as trustee under Trust No. 25421, dated August 31, 1972 and recorded September 13, 1972 as document 22049165, for the purpose of maintaining, repairing, reconstructing and using the office building known as "One Illinois Center" located at 111 East Wacker Drive, and constructing, installing, maintaining, repairing and using at any time or times any appurtenances to or improvements in such part of said office building, in Cook County, Illinois.

Tract "H":

Easement for the benefit of "Tract A" and "Tract B", as set forth in Ventilation Agreement between Metropolitan Two Illinois Center, a partnership of Illinois; Metropolitan Life Insurance Company, a corporation of New York and American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 25421 dated December 18, 1973 and recorded December 27, 1973 as document 22580829 to ventilate the parking levels of the office building known as "One Illinois Center" into the adjoining ventilation system of the office buildings known as "Two Illinois Center", in Cook County, Illinois.

Tract "I":

Reciprocal parking easement for the benefit of "Tract A" and "Tract B", as set forth in agreement by and between Lincoln-Carlyle Illinois Center, LLC. and Parkway 233 North Michigan, L.L.C. dated July 20, 2001 and recorded March 27, 2001 as Document 0020344849, granting a nonexclusive right to permit tenants and invitees to use the parking garage for parking of automobiles and use of passenger elevators serving the parking garage.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Acts of Grantee, and those claiming by, through and under Grantee.
2. General and special taxes and assessments not yet due and payable as of the Closing Date.
3. Rights of tenants in possession, as tenants only, under unrecorded leases without any options to purchase any portion of the Property.
4. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.
5. Water rights, claims or title to water.
6. Covenants, conditions, restrictions and private or public utility easements of record.
7. Any exceptions that would be disclosed by an accurate survey.
8. Liens or possible liens arising from work contracted for, or performed by, tenants under Leases.
9. Any lien or right to a lien, up to maximum amount of \$19,246.38, arising out of the work of improvement performed by contractors or subcontractors engaged under the following contract: Contract dated February 10, 2015 between CV 111 East Wacker LLC and Hub Properties Trust and SDI Solutions LLC (#93903) as such amount may be increased to the extent such liens or rights to a lien arise from additional work performed at the direction or with the approval of Grantee.