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**PREPARED BY AND
WHEN RECORDED RETURN TO:**

David A. Lapins, Esq.
Ginsberg Jacobs LLC
300 S. Wacker Drive
Suite 2750
Chicago, Illinois 60606



Doc#: 1600616052 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 02:46 PM Pg: 1 of 6

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

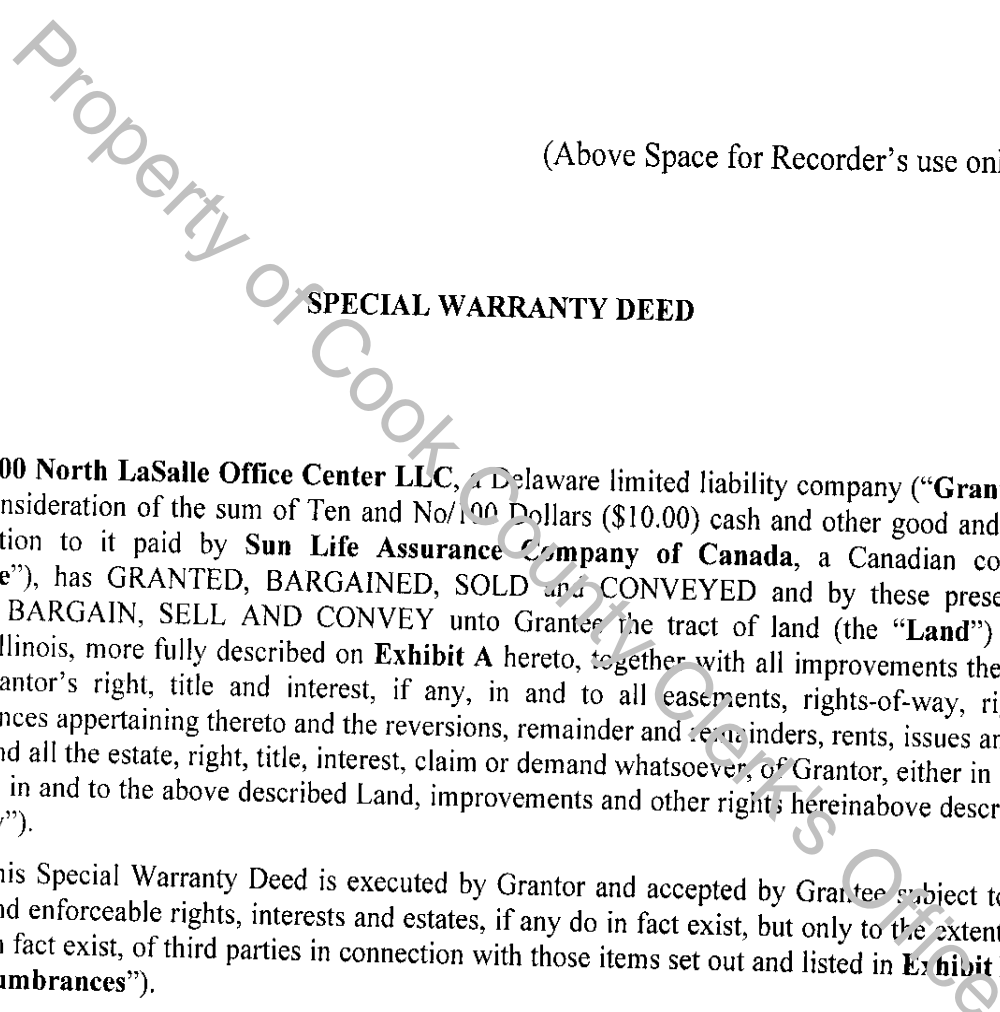
100 North LaSalle Office Center LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by **Sun Life Assurance Company of Canada**, a Canadian corporation ("**Grantee**"), has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the tract of land (the "**Land**") in Cook County, Illinois, more fully described on **Exhibit A** hereto, together with all improvements thereon and all or Grantor's right, title and interest, if any, in and to all easements, rights-of-way, rights and appurtenances appertaining thereto and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the above described Land, improvements and other rights hereinabove described (the "**Property**").

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in **Exhibit B** hereto (the "**Encumbrances**").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted, bargained and sold is, or may be, in any manner encumbered or charged, except as herein recited; and does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

 **CCRD REVIEWER**

REC-749917M 1/6 1 TM/JC



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Ad valorem taxes with respect to the Property have been prorated as of the date hereof between Grantor and Grantee, and Grantee expressly assumed the payment of ad valorem taxes assessed from and after the date hereof.

Mail Tax Bills to
Address of Grantee:

Sun Life Assurance Company of Canada
One Sun Life Executive Park SC-1309
Wellesley Hills, MA 02481

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WITNESS THE EXECUTION HEREOF effective as of January 5, 2016.

GRANTOR:

100 North LaSalle Office Center LLC, a Delaware limited liability company

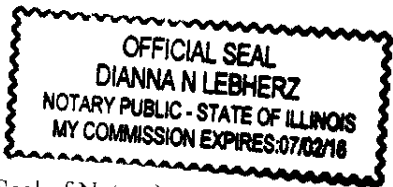
By: 100 North LaSalle Street Holdings L.L.C., an Illinois limited liability company, its Sole Member

By: SGH Limited Liability Company, an Illinois limited liability company, its Manager

By: [Signature]
Stephen G. Hearn
Its: Manager

STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

This instrument was acknowledged before me on January 5th, 2016, by Stephen G. Hearn, as Manager of SGH Limited Liability Company, an Illinois limited liability company, as Manager of 100 North LaSalle Street Holdings L.L.C., an Illinois limited liability company, as Sole Member of 100 North LaSalle Office Center LLC, a Delaware limited liability company, as the act and deed of said entity.



(Seal of Notary)

My commission expires: 7-2-16

Name: _____
Notary Public in and for
The State of Illinois

REAL ESTATE TRANSFER TAX		06-Jan-2016
	COUNTY:	16,165.00
	ILLINOIS:	32,330.00
	TOTAL:	48,495.00
17-09-446-011-0000 20160101657162 0-574-303-296		

REAL ESTATE TRANSFER TAX		06-Jan-2016
	CHICAGO:	242,475.00
	CTA:	96,990.00
	TOTAL:	339,465.00 *
17-09-446-011-0000 20160101657162 0-627-199-040		

* Total does not include any applicable penalty or interest due.

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

SUB-LOTS 4, 5 AND 6, EXCEPT THAT PART OF LOT 4 LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 20 FEET WEST THEREOF, CONDEMNED FOR THE WIDENING OF NORTH LASALLE STREET BY PROCEEDINGS IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON PETITION OF THE CITY OF CHICAGO IN CASE NUMBER 53254 IN ASSESSORS SUBDIVISION OF LOTS 7 AND 8 AND THE EAST ½ OF LOT 6 IN BLOCK 40 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 100 NORTH LASALLE STREET, CHICAGO, IL 60602

PIN: 17-09-446-011-0000

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Exhibit B to Special Warranty Deed

Permitted Exceptions

- 1) Real estate taxes not yet due or payable.
- 2) The land lies within the boundaries of Special Service Area Number SSA no. 12 as disclosed by ordinance recorded as document 91075841 as amended and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- 3) Party wall agreement recorded as document 90102648 made by and between American National Bank and Trust Company of Chicago, as trustee under trust number 61477 and Ahmanson Commercial Development Company and the terms, provisions, conditions and limitations contained therein.

Amendment recorded May 12, 1992 as document 92325436.
(affects the North line)
- 4) Survey prepared by National Survey Service, Inc., dated August 13, 2014, under Job No. N-129452, shows the following:
 - a. Southeast corner of building at grade over the South line by 0.01' and over the east line by 0.02'
 - b. Corner of wrought iron fence over the South line by 5.43'
 - c. Concrete and brick wall of basement over the south line and over the east line by undisclosed amounts
 - d. Overhead metal sign at 2nd floor over the East line by 0.87' and over the South line by 1.14'
 - e. Southeast corner of granite ledge at 4th floor over the East line 0.81' and over the South line by 0.79'
 - f. Sprinklers over the South line by undisclosed amounts
 - g. Southwest corner of building at grade over the South line by 0.04' and over the West line by 0.08'
 - h. Southwest corner of granite ledge at 4th floor over the South line by 0.88'
 - i. Underground pedestrian tunnel at basement floor over the west line - blocked at foundation wall of basement
 - j. Metal stack over the West line at 3rd floor by 2.50' and over the west line at roof by 4.20'
 - k. Metal vents over the West line by 1.18, 1.17', 1.51', 1.73' and 0.60'
 - l. Window sill 0.10' wide and iron bumper 1.30' wide over the West line
 - m. Northwest corner of 2 story building section at grade over the North line by 0.29'
 - n. Northwest corner of 25 story brick building at 6th floor over the North line by 0.13'
 - o. Northeast corner of 25 story brick building at roof over the North line by 0.18'
 - p. Northeast corner of 25 story brick building at grade over the North line by 0.08' and over the East line by 0.06'
 - q. Northeast corner of granite ledge at 4th floor over the East line by 0.78'
 - r. Corner of granite entry over the East line by 0.27' to 0.29'.
- 5) Rights of tenants, as tenants only, as of the date of the conveyance, and rights of all parties claiming thereunder.

None of the leases under which such tenants are occupying space contain any options to

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purchase or rights of first refusal covering all or any portion of the fee interest in the land or the buildings thereon.

- 6) Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

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