

# UNOFFICIAL COPY

**This Instrument Prepared by:**

Seyfarth Shaw LLP  
Attention: Daniel J. Hagedorn  
131 South Dearborn Street, Suite 2400  
Chicago, Illinois 60603

**After Recording Return to:**

Levy Holm Pellegrino & Drath LLP  
Attention: Steven I. Holm  
950 Third Avenue, Suite 3101  
New York, New York 10022

**Mail Tax Statements to:**

601W Companies Chicago LLC  
Attention: Mark Karasick  
c/o 601W Companies  
601 West 26th Street  
New York, New York 10001



1613416036

Doc#: 1613416036 Fee: \$62.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/13/2016 03:53 PM Pg: 1 of 13

For Recorder's Use Only

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made and executed on the date indicated on the acknowledgment, but effective as of May 12, 2016, by **INTERNATIONAL PROPERTY DEVELOPERS NORTH AMERICA INC.**, a Delaware corporation ("**Grantor**"), in favor of **601W COMPANIES CHICAGO LLC**, a Delaware limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby WARRANT, CONVEY, REMISE, RELEASE and ALIENATE unto Grantee, and its successors and assigns, the following described real property situated in the City of Chicago, County of Cook, State of Illinois and legally described in **Exhibit A** attached hereto and made a part hereof (the "**Land**"), together with (i) all improvements situated on, over and/or under the Land, and (ii) all rights, benefits, privileges, easements, tenements, hereditaments, rights-of-way and other appurtenances thereon or in any way appertaining thereto (collectively, the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject only to those matters set forth on **Exhibit B** attached hereto and made a part hereof (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions, 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.

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IN WITNESS WHEREOF, Grantor has duly executed and delivered this Special Warranty Deed to be effective as of the date first written above.

**GRANTOR:**

**INTERNATIONAL PROPERTY DEVELOPERS  
NORTH AMERICA INC.,** a Delaware corporation

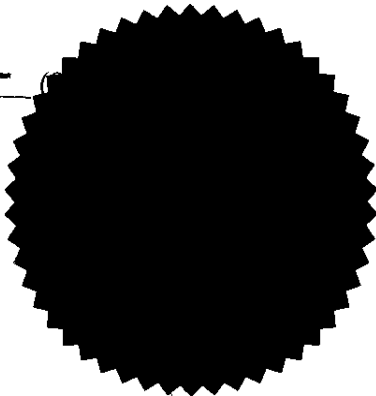
By: Sue Sadler  
Name: Sue Sadler  
Its: Authorized Signatory

UNITED KINGDOM )  
CITY OF LIVERPOOL ) SS

On the 3<sup>rd</sup> day of May, 2016, I, ROGER HOLLINS ARDEN, the undersigned, a Notary Public in the City of Liverpool, England, duly admitted and sworn and authorized to practice throughout England and Wales, DO HEREBY CERTIFY that Sue Sadler, personally known to me to be an Authorized Signatory of International Property Developers North America, Inc., a Delaware corporation ("Company"), and personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person, and acknowledged to me that as such Authorized Signatory, she executed and delivered said deed as her free and voluntary act, and as the free and voluntary act of Company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 3<sup>rd</sup> day of May, 2016.

Roger Arden  
Notary Public



HILL DICKINSON LLP  
NO.1 ST. PAUL'S SQUARE  
LIVERPOOL  
L3 9SJ

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**EXHIBIT A**  
**To Special Warranty Deed**  
**LEGAL DESCRIPTION OF LAND**

**PARCEL 1:**

LOT 11 (EXCEPT THE WEST 20 FEET THEREOF).

**PARCEL 2:**

LOT 10 (EXCEPT THAT PART WHICH LIES EASTERLY OF A STRAIGHT LINE EXTENDED FROM A POINT ON THE EAST LINE OF SAID LOT, 71.04 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE NORTH LINE OF SAID LOT, 12.72 FEET WEST OF THE NORTHEAST CORNER).

**PARCEL 3:**

THAT PART OF LOT 9 LYING NORTH OF, AND ADJOINING, A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 THAT IS, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, BEING A NORTH LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, TO THE POINT OF TERMINATION ON THE EASTERLY LINE OF SAID LOT 9;

EXCEPT THEREFROM ALL THAT PART LYING EASTERLY OF, AND ADJOINING, THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON SAID NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) THAT IS 27.53 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 9; THENCE NORTHERLY ALONG A LINE 27.53 FEET EAST OF, AND PARALLEL WITH, SAID WEST LINE OF LOT 9, 28.06 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, A DISTANCE OF 169.06 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 71.67 FEET TO A POINT IN SAID WEST LINE OF LOT 9 THAT IS 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF.

**PARCEL 4:**

ALL THE LAND, PROPERTY AND SPACE ABOVE HORIZONTAL PLANES ABOVE CHICAGO CITY DATUM AT ZERO AS ESTABLISHED BY ORDINANCE PASSED BY THE CITY OF CHICAGO IN 1928, DESCRIBED AS FOLLOWS: STARTING AT THE SOUTH LINE OF WEST VAN BUREN STREET AND MEASURING IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE PROPERTY HEREINAFTER DESCRIBED FOR A DISTANCE OF 100 FEET AT ELEVATION 20.00 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.25 FEET;

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THENCE ALONG THE SAME LINE A DISTANCE OF 100 FEET AT ELEVATION 20.75 FEET; THENCE ALONG THE SAME LINE A DISTANCE OF 40.97 FEET, MORE OR LESS, AT ELEVATION 21.00 FEET TO THE NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THE HORIZONTAL LIMITS OF WHICH ARE THE PLANES FORMED BY PROJECTING VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

THAT PART OF LOTS 9 AND 10 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9 THAT IS 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, CONVEX EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 174.37 FEET TO ITS POINT OF TANGENCY WITH A LINE 57.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9; THENCE SOUTH ALONG THE ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 28.28 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE WEST ALONG SAID NORTH LINE, BEING A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 30.00 FEET TO A LINE THAT IS 27.53 FEET EAST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH, SAID WEST LINE OF LOT 9; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 28.06 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 955.37 FEET, BEING CONCENTRIC WITH THE ABOVE DESCRIBED ARC OF 985.37 FOOT RADIUS, A DISTANCE OF 169.06 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED ARC, A DISTANCE OF 71.67 FEET TO A POINT IN SAID WEST LINE OF LOT 9 THAT IS 71.04 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED TO A POINT ON THE NORTH LINE OF SAID LOT 10 THAT IS 12.72 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 9 AND 10 TO SAID POINT OF BEGINNING.

## PARCEL 5:

THAT PART OF LOT 9 LYING NORTH OF, AND ADJOINING, A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 THAT IS, 337.61 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713; THENCE EAST ALONG A LINE

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PARALLEL WITH THE NORTH LINE OF SAID LOTS 9 AND 10, BEING A NORTH LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, TO THE POINT OF TERMINATION ON THE EASTERLY LINE OF SAID LOT 9;


EXCEPT THEREFROM ALL THAT PART LYING WESTERLY OF, AND ADJOINING, A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9, 17.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 138.35 FEET TO A POINT 42.15 FEET, MEASURED PERPENDICULARLY, EAST OF THE WEST LINE OF SAID LOT 9; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 985.37 FEET, CONVEX EASTERLY AND TANGENT TO THE ABOVE DESCRIBED STRAIGHT LINE, A DISTANCE OF 174.37 FEET TO ITS POINT OF TANGENCY WITH A LINE 57.53 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF LOT 9; THENCE SOUTH ALONG THE ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 28.28 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN EASEMENT FOR STREET PURPOSES (WEST CONGRESS PARKWAY) AS CREATED BY A GRANT RECORDED APRIL 28, 1955 AS DOCUMENT NUMBER 16218713;

ALL OF THE ABOVE PARCELS BEING IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, INCLUSIVE, 78, PARTS OF 61 AND 67 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESSES: 433 WEST VAN BUREN STREET, CHICAGO, ILLINOIS, and 404 WEST HARRISON STREET, CHICAGO, ILLINOIS 60607

PINS: 17-16-130-001-0000; 17-16-130-002-0000; and 17-16-130-007-0000

REAL ESTATE TRANSFER TAX		13-May-2016	
	<b>COUNTY:</b>		57,000.00
	<b>ILLINOIS:</b>		114,000.00
<b>TOTAL:</b>			171,000.00
17-16-130-001-0000   20160401695875   0-871-199-040			

REAL ESTATE TRANSFER TAX		13-May-2016	
	<b>CHICAGO:</b>		855,000.00
	<b>CTA:</b>		342,000.00
<b>TOTAL:</b>			1,197,000.00 *
17-16-130-001-0000   20160401695875   0-190-089-536			
* Total does not include any applicable penalty or interest due.			

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## EXHIBIT B

### To Special Warranty Deed PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2015 (SECOND INSTALLMENT) AND 2016 NOT YET DUE OR PAYABLE.
2. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 12MI401498 FILED MAY 4, 2012 BY CITY OF CHICAGO AGAINST INTERNATIONAL PROPERTY DEVELOPMENTS NORTH AMERICA, INC.; ILLINOIS HISTORIC PRESERVATION AGENCY; CHICAGO UNION STATION COMPANY; UNKNOWN OWNERS AND NONRECORD CLAIMANTS FOR VIOLATIONS OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO. LIS PENDENS NOTICE RECORDED MAY 25, 2012 AS DOCUMENT 1214641064.
3. 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.  
  
NOTE: NO TAXES DUE OR PAYABLE AS OF POLICY DATE.
4. RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND PUBLIC IN AND TO THE WATER OF THE CHICAGO RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER.
5. RIGHTS OF THE CITY OF CHICAGO AND THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO RELATIVE TO SEWERS, WATER MAINS, A BY-PASS AND OTHER FACILITIES OVER, UNDER AND ACROSS THE LAND, AS DISCLOSED BY DEED OF LOT 9 FROM GULF MOBILE AND OHIO RAILROAD COMPANY TO THE UNITED STATES OF AMERICA DATED SEPTEMBER 7, 1951 AND RECORDED SEPTEMBER 12, 1951 AS DOCUMENT 15167853.
6. EASEMENTS RESERVED IN FAVOR OF THE CITY OF CHICAGO FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF ALL SEWER PIPES AND WATER MAINS AND OTHER LIKE UTILITIES IN ALL STREETS MENTIONED IN SAID ORDINANCE, VACATED OR OTHERWISE, RESERVED IN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE CONSTRUCTION OF UNION STATION RAILROAD STATION AND RAILROAD TRACKS AND FACILITIES BY UNION STATION COMPANY, ON MARCH 23, 1914, KNOWN AS THE UNION STATION ORDINANCE, A COPY OF WHICH WAS RECORDED OCTOBER 6, 1914 AS DOCUMENT 5507199, AS AMENDED BY ORDINANCE DATED SEPTEMBER 10, 1914 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 1409 TO 1412, AS AMENDED BY ORDINANCE DATED MARCH 25, 1916 PUBLISHED IN

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- THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 4047 TO 4048 , AS AMENDED BY ORDINANCE DATED APRIL 22, 1918 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 2566 TO 2569, AS AMENDED BY ORDINANCE DATED SEPTEMBER 10, 1914 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 1409 TO 1412 , AS AMENDED BY ORDINANCE DATED MAY 27, 1925 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 392 TO 393 , AS AMENDED IN ORDINANCE DATED JANUARY 21, 1931, A COPY OF WHICH WAS RECORDED JUNE 25, 1954 AS DOCUMENT 15943542, AS AMENDED IN ORDINANCE DATED SEPTEMBER 11, 2013, A COPY OF WHICH WAS RECORDED OCTOBER 27, 2014 AS DOCUMENT 1430034044.
7. RIGHTS OF THE MUNICIPALITY AND PUBLIC UTILITIES IN AND TO THE TUNNELS AND PUBLIC UTILITIES LOCATED BELOW THE SURFACE OF THE LAND, AND SHOWN ON SURVEY BY MADE BY CHICAGO GUARANTEE SURVEY COMPANY NO. 2016-22290-001, DATED APRIL 15, 2016.
  8. ORDINANCES AND AGREEMENTS REGARDING VIADUCT EASEMENT FOR THE PURPOSE OF EXTENDING CONGRESS STREET AS FOLLOWS:
    - a. AS PROVIDED FOR (SECTION 8 (4)) IN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 23, 1914 PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE CONSTRUCTION OF UNION STATION RAILROAD STATION AND RAILROAD TRACKS AND FACILITIES BY UNION STATION COMPANY, KNOWN AS THE UNION STATION ORDINANCE, A COPY OF WHICH WAS RECORDED OCTOBER 6, 1914 AS DOCUMENT 5507199, AS AMENDED BY ORDINANCE DATED SEPTEMBER 10, 1914 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 1409 TO 1412 , AS AMENDED BY ORDINANCE DATED MARCH 25, 1916 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 4047 TO 4048 , AS AMENDED BY ORDINANCE DATED APRIL 22, 1918 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 2566 TO 2569 , AS AMENDED BY ORDINANCE DATED SEPTEMBER 10, 1914 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 1409 TO 1412 , AS AMENDED BY ORDINANCE DATED MAY 27, 1925 PUBLISHED IN THE JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL, PAGES 392 TO 393 , AS AMENDED IN ORDINANCE DATED JANUARY 21, 1931, A COPY OF WHICH WAS RECORDED JUNE 25, 1954 AS DOCUMENT 15943542, AS AMENDED IN ORDINANCE DATED SEPTEMBER 11, 2013, A COPY OF WHICH WAS RECORDED OCTOBER 27, 2014 AS DOCUMENT 1430034044, AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED.
    - b. ASSUMPTION BY THE UNITED STATES OF AMERICA OF THE OBLIGATION OF CHICAGO UNION STATION COMPANY TO

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CONSTRUCT A VIADUCT FOR THE EXTENSION OF CONGRESS STREET, WHICH OBLIGATION WAS CREATED BY AMENDATORY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JANUARY 21, 1931, AND WHICH ASSUMPTION IS CONTAINED IN WARRANTY DEED FROM CHICAGO UNION STATION COMPANY TO THE UNITED STATES OF AMERICA DATED JUNE 19, 1931 AND RECORDED JUNE 30, 1931 AS DOCUMENT 10929519.

TERMS, CONDITIONS AND PROVISIONS OF AN UNRECORDED MEMORANDUM OF AGREEMENT DATED JUNE 19, 1952 BY AND BETWEEN THE CITY OF CHICAGO, THE COUNTY OF COOK, AND THE STATE OF ILLINOIS WITH REGARD TO THE COST OF REPAIRING, MAINTAINING AND OPERATING PORTIONS OF THE COMPREHENSIVE SUPERHIGHWAY SYSTEM, INCLUDING THAT PORTION OF THE EISENHOWER EXPRESSWAY FALLING WITHIN OUR LAND.

9. RIGHTS OF THE PUBLIC AND OF THE CITY OF CHICAGO IN AND TO THAT PART OF THE LAND CONDEMNED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A STEEL HIGHWAY BRIDGE AND SUPPORTS, ON A PETITION FILED MARCH 2, 1950 AND A JUDGMENT ORDER ENTERED ON JULY 28, 1950 IN CASE NO. 50C1941, CIRCUIT COURT OF COOK COUNTY, ILLINOIS.
10. EASEMENT FOR STREET PURPOSES, IN ORDER TO EXTEND WEST CONGRESS PARKWAY BY THE CONSTRUCTION OF A VIADUCT, AS CREATED BY GRANT FROM THE UNITED STATES OF AMERICA TO THE CITY OF CHICAGO DATED MARCH 24, 1955 AND RECORDED APRIL 28, 1955 AS DOCUMENT 16218713; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.

TERMS, CONDITIONS AND PROVISIONS OF AN UNRECORDED MEMORANDUM OF AGREEMENT DATED JUNE 19, 1952 BY AND BETWEEN THE CITY OF CHICAGO, THE COUNTY OF COOK, AND THE STATE OF ILLINOIS WITH REGARD TO THE COST OF REPAIRING, MAINTAINING AND OPERATING PORTIONS OF THE COMPREHENSIVE SUPERHIGHWAY SYSTEM, INCLUDING THAT PORTION OF THE EISENHOWER EXPRESSWAY FALLING WITHIN OUR LAND.

11. EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF COLUMNS, SUPPORTING STRUCTURES AND DRAINAGE LINES FOR THE VIADUCT STRUCTURE OVER WHICH WEST CONGRESS PARKWAY IS EXTENDED; AS CREATED BY, AND AS SHOWN ON EXHIBITS A, B, AND C TO GRANT FROM THE UNITED STATES OF AMERICA TO THE CITY OF CHICAGO DATED MARCH 24, 1955 AND RECORDED APRIL 28, 1955 AS DOCUMENT 16218713; INCLUDING THEREIN RIGHT OF ACCESS TO, AND RIGHT TO OCCUPY TEMPORARILY, SUCH PART OR PARTS OF THE LAND AS MAY BE REASONABLY NECESSARY FOR THE CONSTRUCTION.



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- RECONSTRUCTION, REPAIR AND MAINTENANCE OF THE VIADUCT OVER WHICH WEST CONGRESS PARKWAY IS EXTENDED, AND ITS APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, COLUMNS, CAISSON FOUNDATIONS AND DRAINAGE LINES.
12. AGREEMENT BY CHICAGO UNION STATION COMPANY, A CORPORATION OF ILLINOIS, THAT IT WILL ALLOW THE CITY OF CHICAGO TO CONSTRUCT SUBWAYS IN CONGRESS STREET, IF EXTENDED, THE ROOFS OF SAID SUBWAYS TO BE AT SUCH LEVELS NO MORE THAN 15 FEET ABOVE CHICAGO CITY DATUM AS MAY BE DETERMINED BY THOSE IN CHARGE OF SUBWAY CONSTRUCTION; WHICH AGREEMENT IS CONTAINED IN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 23, 1914 FOR THE CONSTRUCTION OF UNION STATION RAILROAD STATION AND RAILROAD TRACKS AND FACILITIES BY UNION STATION COMPANY, KNOWN AS THE UNION STATION ORDINANCE, A COPY OF WHICH WAS RECORDED OCTOBER 6, 1914 AS DOCUMENT 5507199.
  13. PERMANENT, PERPETUAL AND EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A PORTION OF THE EXTENSION OF THE INITIAL SYSTEM OF SUBWAYS ALONG THE GENERAL LINES OF WEST CONGRESS STREET; CREATED BY GRANT FROM THE UNITED STATES OF AMERICA TO THE CITY OF CHICAGO CONTAINED IN AGREEMENT BY AND BETWEEN SAID PARTIES DATED MARCH 12, 1947, AND RECORDED JULY 11, 1947, AS DOCUMENT 14098150; AS AMENDED BY AGREEMENT BETWEEN SAID PARTIES DATED JUNE 7, 1949, AND RECORDED SEPTEMBER 23, 1949 AS DOCUMENT 14639004.
  14. EASEMENT FOR THE CONSTRUCTION AND USE OF TWO SUBWAY TUBES, AS CREATED BY GRANT FROM THE UNITED STATES OF AMERICA TO THE CITY OF CHICAGO DATED MARCH 24, 1955, AND RECORDED APRIL 28, 1955, AS DOCUMENT 16218713.
  15. RIGHT OF ACCESS TO, AND RIGHT TO OCCUPY TEMPORARILY, SUCH PART OR PARTS OF THE LAND AS MAY BE REASONABLY NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF A SUBWAY UNDER THE LAND; AS CREATED BY GRANT FROM THE UNITED STATES OF AMERICA TO THE CITY OF CHICAGO DATED MARCH 24, 1955, AND RECORDED APRIL 28, 1955, AS DOCUMENT 16218713.
  16. EASEMENT FOR STREET PURPOSES, FOR RECONSTRUCTION AND CHANGE OF GRADE IN WEST VAN BUREN STREET, AS CREATED BY GRANT FROM THE UNITED STATES OF AMERICA TO THE CITY OF CHICAGO DATED MARCH 24, 1955 AND RECORDED APRIL 28, 1955 AS DOCUMENT 16218713; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.
  17. PERPETUAL RIGHT, EASEMENT, RIGHT OF WAY, LIBERTY AND PRIVILEGE OF CHICAGO UNION STATION COMPANY, A CORPORATION OF ILLINOIS, TO

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OCCUPY AND FOREVER USE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND RENEWAL OF ITS RAILROAD, TRACKS, STATIONS, PLATFORMS, YARDS, STRUCTURES, FACILITIES AND IMPROVEMENTS, AND FOR ANY OTHER PURPOSES INCIDENT THERETO OR CONNECTED THEREWITH, THE WHOLE AREA AND SPACE--REFERRED TO AS 'SUBSURFACE'--OF THAT PART OF THE LAND SITUATED AND LYING BELOW A PLANE OR PLANES AT AN ELEVATION OF 17 FEET ABOVE THE TOP OF RAIL OF THE TRACKS OF SAID CHICAGO UNION STATION COMPANY, AS SAID TRACKS EXISTED ON JUNE 19, 1931--SUCH PLANE OR PLANES BEING PROJECTED TO THE EASTERLY AND WESTERLY BOUNDARIES OF THE LAND, WHETHER OCCUPIED BY RAILS OR NOT (EXCLUDING AND EXCEPTING FROM SAID AREA OR SPACE A PARTICULARLY DESCRIBED 298 SQUARE FEET, AND ALSO EXCLUDING AND EXCEPTING FROM SAID AREA OR SPACE A PARTICULARLY DESCRIBED 4,772 SQUARE FEET AT AND BENEATH A PLANE AT ELEVATION PLUS 1.75 FEET CHICAGO CITY DATUM); AS RESERVED IN WARRANTY DEED FROM THE SAID CHICAGO UNION STATION COMPANY TO THE UNITED STATES OF AMERICA DATED JUNE 19, 1931 AND RECORDED JUNE 30, 1931 AS DOCUMENT 10929519.

CONSENT DECREE DATED APRIL 17, 2013 IN CASE 12CV00770 IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ILLINOIS, EASTERN DIVISION, A COPY OF WHICH WAS RECORDED DECEMBER 17, 2014 AS DOCUMENT 1435129076 WHICH STATES THAT SAID EASEMENT IS VALID, BINDING AND ENFORCEABLE AND IS EXPRESSLY INCORPORATED INTO SAID CONSENT DECREE BY REFERENCE.

18. RIGHT OF CHICAGO UNION STATION COMPANY TO CONSTRUCT AND ATTACH TO THE SUBSTRUCTURE OF THE BUILDING OR BUILDINGS ON THE LAND, AND TO THE COLUMNS, TRUSSES, GIRDERS AND BEAMS SUPPORTING THE SAME, AND TO THE UNDERSIDE OF THE LOWEST FLOOR OF SAID BUILDING OR BUILDINGS, AND TO MAINTAIN THEREON, SUCH FIXTURES FOR SUPPORTING SIGNALS, OVERHEAD WORKING CONDUCTORS, PIPE LINES, ELECTRIC CONDUITS AND WIRES, MAIL CONVEYING AND TRANSPORTATION APPARATUS, APPLIANCES AND DEVICES AND THE HOUSINGS FOR SAME, AS MAY BE REASONABLY REQUIRED FOR ITS SUBSURFACE RAILROAD OPERATIONS; WHICH RIGHT WAS CREATED BY UNRECORDED AGREEMENT DATED JUNE 19, 1931, MADE BY AND BETWEEN SAID CHICAGO UNION STATION COMPANY AND THE UNITED STATES OF AMERICA.
19. EASEMENT AND RESERVATION OF RIGHTS TERMS THAT THE UNITED STATES OF AMERICA, ITS SUCCESSORS AND ASSIGNS, WILL MAINTAIN AND OPERATE IN THE BUILDING OR BUILDINGS ON THE LAND AN ADEQUATE SYSTEM OF VENTILATION TO REMOVE THE SMOKE, FUMES AND GASES CAUSED BY THE SUBSURFACE RAILROAD OPERATIONS OF CHICAGO UNION STATION COMPANY AS CONTAINED IN AGREEMENT BY AND BETWEEN SAID PARTIES DATED JUNE 20, 1931, A COPY OF WHICH WAS

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RECORDED BY CHICAGO UNION STATION COMPANY ON SEPTEMBER 11, 2009 AS DOCUMENT 0925410070.

CONSENT DECREE DATED APRIL 17, 2013 IN CASE 12CV00770 IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ILLINOIS, EASTERN DIVISION, A COPY OF WHICH WAS RECORDED DECEMBER 17, 2014 AS DOCUMENT 1435129076 WHICH STATES THAT SAID EASEMENT IS VALID, BINDING AND ENFORCEABLE AND IS EXPRESSLY INCORPORATED INTO SAID CONSENT DECREE BY REFERENCE.

20. RIGHT TO USE, FOR RAILROAD AND OR MAIL HANDLING PURPOSES, PART OF THE LAND, BEING THE AREA BELOW CERTAIN VERTICAL PLANES, TO THE FULL WIDTH OF THE LAND, TOGETHER WITH TRACKS AND RAILROAD STRUCTURES EXISTING WITHIN SAID AREA ON APRIL 16, 1954 AND MAY 13, 1954; AS RESERVED TO THE GRANTOR, AND THE SUCCESSORS AND ASSIGNS OF SAID GRANTOR, IN THE DEED FROM GULF, MOBILE AND OHIO RAILROAD COMPANY TO THE UNITED STATES OF AMERICA DATED MAY 13, 1954 AND RECORDED OCTOBER 20, 1954 AS DOCUMENT 16048182, AND IN THE DEED FROM PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY COMPANY TO THE UNITED STATES OF AMERICA DATED APRIL 16, 1954 AND RECORDED OCTOBER 20, 1954 AS DOCUMENT 16048185.
21. EASEMENT TO USE, FOR RAILROAD AND OR MAIL PURPOSES, PART OF THE LAND, BEING THE AREA BELOW CERTAIN VERTICAL PLANES, WHICH EASEMENT WAS CONVEYED BY UNITED STATES OF AMERICA TO PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY COMPANY BY DEED DATED OCTOBER 1, 1953 AND RECORDED OCTOBER 20, 1954 AS DOCUMENT 16048181.
- NOTE: BY QUIT CLAIM DEED DATED APRIL 10, 1957 AND RECORDED SEPTEMBER 26, 1991 AS DOCUMENT 91502445 PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY COMPANY, A CONSOLIDATED CORPORATION UNDER THE LAWS OF THE STATES OF PENNSYLVANIA, INDIANA AND ILLINOIS, DID CONVEY AND QUIT CLAIM ALL RIGHT, TITLE AND INTEREST IN SAID EASEMENT TO THE CHICAGO UNION STATION COMPANY, A CORPORATION OF ILLINOIS.
22. EASEMENTS CREATED BY GRANT FROM THE UNITED STATES OF AMERICA TO THE CITY OF CHICAGO DATED FEBRUARY 21, 1961 AND RECORDED MARCH 28, 1961 AS DOCUMENT 18120601, AS FOLLOWS:
- a. AN EASEMENT AS MAY BE NECESSARY FOR THE USE, MAINTENANCE AND RENEWAL, AT GRANTOR'S SOLE COST AND EXPENSE, OF THE EASTERLY TWO DUCTS OF THE GOVERNMENT OWNED SIX-DUCT CONCRETE POWER CONDUIT LINE FROM THE COMMONWEALTH EDISON VAULT SOURCE OF POWER IN WEST HARRISON STREET ACROSS AND UNDER GOVERNMENT PROPERTY

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COMMONLY KNOWN AS THE UNITED STATES MAIN POST OFFICE (NEW), CHICAGO, ILLINOIS, TO A MANHOLE UNDER THE CONGRESS STREET EXPRESSWAY, AND OF TWO CONDUITS RUNNING THENCE FROM SAID MANHOLE ALONG THE CONGRESS SUPERSTRUCTURE TO THE BRIDGE PIT OF CONGRESS STREET BRIDGEHOUSE, IN ALL A DISTANCE OF APPROXIMATELY 470 FEET;

- b. AS EASEMENT TO INSTALL, USE, MAINTAIN, REPAIR AND OR REMOVE, AT GRANTEE'S SOLE COST AND EXPENSE, AN UNDERGROUND CONDUIT FROM THE WEST FACE OF THE WEST HARRISON STREET BRIDGE PIT, ACROSS GOVERNMENT PROPERTY TO THE COMMONWEALTH EDISON COMPANY'S HEADHOUSE IN WEST HARRISON STREET, CHICAGO, ILLINOIS, A DISTANCE OF APPROXIMATELY 38 FEET;
  - c. AN EASEMENT AND RIGHT TO INSTALL IN THE SAID CONDUITS SUCH ELECTRICAL POWER LINES AND CABLES AS MAY BE NECESSARY FOR THE APPROPRIATE AND PROPER ELECTRICAL POWER SERVICE TO CONGRESS STREET BRIDGE AND FACILITIES INCIDENTAL THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SUCH CONDUITS AS MAY BE NECESSARY AND PROPER TO THE APPROPRIATE USE, MAINTENANCE, REPAIR AND REMOVAL OF ALL OF THE SAID ELECTRICAL POWER LINES, CABLES AND INSTALLATIONS OF THE GRANTEE INSTALLED PURSUANT TO EASEMENT THEREIN GRANTED AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.
23. EASEMENT TO USE, MAINTAIN, REPAIR, REPLACE AND REMOVE COMMUNICATION AND SIGNAL LINES OF CHICAGO UNION STATION COMPANY, AND EASEMENT TO USE, MAINTAIN, REPAIR, REPLACE AND REMOVE COMMUNICATION CABLES OF PENNSYLVANIA RAILROAD, EXISTING ON APRIL 16, 1954 UNDER AND ABOVE THE SURFACE OF THE LAND BETWEEN THE NORTH LINE OF WEST POLK STREET AND THE SOUTH LINE OF WEST VAN BUREN STREET, AS DESIGNATED ON EXHIBIT 'A' TO, AND AS RESERVED IN, THE DEED FROM PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY COMPANY TO UNITED STATES OF AMERICA DATED APRIL 16, 1954 AND RECORDED OCTOBER 20, 1954 AS DOCUMENT 16648185.
24. RIGHTS OF PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY COMPANY AND PENN CENTRAL TRANSPORTATION COMPANY WITH RESPECT TO THE COMMUNICATION CABLES, AND RIGHTS OF CHICAGO UNION STATION COMPANY WITH RESPECT TO ITS COMMUNICATION AND SIGNAL LINES, RUNNING NORTH AND SOUTH ACROSS WEST HARRISON STREET AS OF APRIL 16, 1954, WHICH FACILITIES ARE DEPICTED ON EXHIBIT A TO THE DEED FROM SAID PITTSBURGH, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES WAYNE AND CHICAGO RAILWAY COMPANY TO

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THE UNITED STATES OF AMERICA DATED APRIL 16, 1954, AND RECORDED OCTOBER 20, 1954, AS DOCUMENT 16048185.

25. NON EXCLUSIVE EASEMENT IN FAVOR OF UNITED STATES POSTAL SERVICE, AN INDEPENDENT ESTABLISHMENT OF THE EXECUTIVE BRANCH OF THE GOVERNMENT OF THE UNITED STATES FOR THE PURPOSE OF INGRESS, EGRESS AND PARKING AS CREATED IN GRANT OF EASEMENT WITH INTERNATIONAL PROPERTY DEVELOPERS NORTH AMERICA, INC., DATED OCTOBER 21, 2009 AND RECORDED OCTOBER 22, 2009 AS DOCUMENT NUMBER 0929529030, REGARDING THE SOUTH PART OF LOT 10, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
26. TERMS OF THE HISTORIC COVENANTS CONTAINED IN THE SPECIAL WARRANTY DEED DATED OCTOBER 21, 2009 AND RECORDED OCTOBER 22, 2009 AS DOCUMENT NUMBER 0929529029 MADE BY UNITED STATES POSTAL SERVICE, AN INDEPENDENT ESTABLISHMENT OF THE EXECUTIVE BRANCH OF THE GOVERNMENT OF THE UNITED STATES TO INTERNATIONAL PROPERTY DEVELOPERS NORTH AMERICA, INC. A DELAWARE CORPORATION, WHICH RUN WITH THE LAND AND BIND THE GRANTEE AND SUCCESSORS AND ASSIGNS.
27. ENCROACHMENTS AS DISCLOSED BY SURVEY BY MADE BY CHICAGO GUARANTEE SURVEY COMPANY NO. 2016-22290-001, DATED APRIL 15, 2016.
28. TERMS AND PROVISIONS OF ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON OCTOBER 31, 1940, APRIL 12, 1944, AND JANUARY 30, 1946 RELATING TO THE EXTENSION AND CONSTRUCTION OF THE COMPREHENSIVE SUPERHIGHWAY SYSTEM ALONG CONGRESS STREET, EASEMENTS FOR USE OF THE VIADUCT AND DRIVEWAYS, AND A PERMANENT, PERPETUAL AND EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF A PORTION OF THE EXTENSION OF THE CITY OF CHICAGO SUBWAY SYSTEM ALONG THE GENERAL LINES OF CONGRESS STREET.
29. RIGHTS OF THE UNITED STATES OF AMERICA AND PENN CENTRAL TRANSPORTATION COMPANY, A CORPORATION OF PENNSYLVANIA, OR CONSOLIDATED RAIL CORPORATION, A CORPORATION OF PENNSYLVANIA, OR NATIONAL RAILROAD PASSENGER CORPORATION, A CORPORATION OF THE UNITED STATES OF AMERICA; RELATING TO THE CONSTRUCTION AND MAINTENANCE OF DRIVEWAY SUPPORTING COLUMNS CENTER ON THE LINE BETWEEN LOTS 9 AND 10 IN RAILROAD COMPANIES' RESUBDIVISION ON AFORESAID; AS DISCLOSED BY DEED FROM GULF, MOBILE AND OHIO RAILROAD COMPANY TO THE UNITED STATES OF AMERICA DATED SEPTEMBER 7, 1951 AND RECORDED SEPTEMBER 12, 1951 AS DOCUMENT 15167853.