

# UNOFFICIAL COPY



1627129003

DEED

Doc# 1627129003 Fee \$46.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/27/2016 09:56 AM Pg: 1 of 5

This instrument prepared by and after recording send to:  
Ross Green, Esq.  
DLA Piper LLP (US)  
203 North LaSalle Street  
Suite 1900  
Chicago, Illinois 60601-1293

Mail Subsequent Tax Bills to:  
Tribune Tower West Golub & Co  
625 N. Michigan Ave., #2000  
Chicago, IL 60611

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

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made the 26<sup>th</sup> day of September, 2016 by **IL-TRIBUNE TOWER, LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to **TRIBUNE TOWER WEST (CHICAGO) OWNER, LLC**, a Delaware limited liability company ("Grantee"), forever, the following described real estate (the "Property") situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the Property as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it **WILL WARRANT AND DEFEND**, the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

### REAL ESTATE TRANSFER TAX

27-Sep-2016



COUNTY: 102,500.00  
ILLINOIS: 205,000.00  
TOTAL: 307,500.00

17-10-130-001-0000

| 20160901661358 | 1-748-264-768

### REAL ESTATE TRANSFER TAX

27-Sep-2016



CHICAGO: 1,537,500.00  
CTA: 615,000.00  
TOTAL: 2,152,500.00 \*

17-10-130-001-0000 | 20160901661358 | 0-503-670-592

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

EASTV131042236.2

*R*

1677

848228337824  
1115128  
8214517.1



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

BLOCK 9 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THEREIN THE EAST AND WEST ALLEY VACATED BY ORDINANCE PASSED BY THE COMMON COUNCIL OF SAID CITY OF CHICAGO ON MAY 23, 1923 AND RECORDED JULY 7, 1923 AS DOCUMENT NUMBER 8011744, ALSO INCLUDING THE PART OF NORTH MICHIGAN AVENUE IN SAID CITY OF CHICAGO VACATED BY ORDINANCE PASSED BY THE COMMON COUNCIL OF SAID CITY OF CHICAGO DATED JULY 2, 1923 AND RECORDED AUGUST 2, 1923 AS DOCUMENT NUMBER 8048532, AND PART OF VACATED NORTH ST. CLAIRE STREET LYING EAST AND ADJACENT TO THE EAST LINE OF SAID BLOCK 9 AND ALSO THAT PART OF VACATED EAST HUBBARD STREET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF SAID BLOCK 9, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 301.92 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, 258.69 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST NORTH WATER STREET; THENCE SOUTH 77 DEGREES 32 MINUTES 03 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 154.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 74 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 9; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 151.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH MICHIGAN AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 218.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 435 N. Michigan Avenue, Chicago, Illinois  
 TAX NUMBER: 17-10-130-001-0000; 17-10-130-002-0000

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.
7. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
8. ORDINANCE DESIGNATING THE TRIBUNE TOWERS AS A CHICAGO LANDMARK RECORDED MAY 4, 1989 AS DOCUMENT NUMBER 89200779.
9. RIGHTS OF THE CITY OF CHICAGO TO LAY DOWN AND MAINTAIN A SEWER FROM ST. CLAIR STREET UNDER AND ACROSS WHARFING LOT 30 IN KINZIE'S ADDITION TO CHICAGO THE RIVER FRONT OF SAID LOT, UNDER AN AGREEMENT MADE WITH CYRUS H. MCCORMICK DATED JULY 17, 1883 AS DOCUMENT REFERRED TO IN WARRANTY DEED FROM HAROLD F. MCCORMICK AND WIFE TO CYRUS H. MCCORMICK (THE YOUNGER) DATED JANUARY 27, 1914 AND RECORDED MARCH 23, 1914 AS DOCUMENT 5381170.
10. RIGHTS OF THE CITY OF CHICAGO, THE PUBLIC AND ADJOINING OWNERS TO HAVE MAINTAINED THE CAISSONS LOCATED IN THE WESTERLY 5 FEET, APPROXIMATE, OF THAT PART OF THE LAND FALLING IN VACATED EAST HUBBARD STREET AS SHOWN ON SURVEY JLK LAND SURVEYING, INC., LAST REVISED 09/16/2013, WHICH SUPPORT THE UPPER LEVEL OF MICHIGAN AVENUE.
11. RIGHTS OF THE CITY OF CHICAGO AND THE CHICAGO FIRE DEPARTMENT TO MAINTAIN AND USE THE FIRE HYDRANTS AND ALARM BOXES ON THE LAND.
12. RESERVATION IN FAVOR OF THE CITY OF CHICAGO, THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO AND SUCH PUBLIC AND QUASI-PUBLIC AGENCIES AS MAY BE INVOLVED OF EASEMENTS TO REPAIR AND OPERATE EXISTING SERVICE AND UTILITY FACILITIES, INCLUDING SEWERS AND APPURTENANCES THERETO AS CONTAINED IN ORDINANCE RECORDED JULY 7, 1959 AS DOCUMENT 17589403, VACATING PARTS OF ST. CLAIR AND HUBBARD STREETS.
13. GRANT FROM CHICAGO TRIBUNE BUILDING CORPORATION, TO THE COMMONWEALTH EDISON COMPANY DATED AUGUST 20, 1959 AND RECORDED AUGUST 31, 1959 AS DOCUMENT 17645147 OF AN EASEMENT AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND RELOCATE UNDERGROUND WIRES, CABLES, CONDUIT, MANHOLES AND OTHER UNDERGROUND EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, ACROSS AND ALONG VACATED NORTH ST. CLAIR STREET AND VACATED EAST HUBBARD STREET, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID STREETS AT ALL TIMES FOR SUCH PURPOSES.
14. ENCROACHMENT OF THE STONE BUILDING LOCATED MAINLY ON THE LAND ONTO ILLINOIS STREET, NORTH AND ADJOINING BY VARIOUS AMOUNTS AT DIFFERENT LEVELS AS FOLLOWS:  
UPPER LEVEL:  
THE MAIN PART OF THE STRUCTURE, BY AS MUCH AS 0.40 OF A FOOT; AND, BY A RECTANGULAR OUTCROPPING OF THE BUILDING BY 6.01 FEET; AND,  
LOWER LEVEL:

# UNOFFICIAL COPY

BY THREE RECTANGULAR OUTCROPPINGS BY 6.25 FEET; 4.26 FEET; AND 2.85 FEET, RESPECTIVELY, AS SHOWN ON PLAT OF SURVEY MADE BY JLH LAND SURVEYING, INC. (FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK), NETWORK PROJECT NO 201202548,020. DATED FEBRUARY 4, 2013.

15. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA 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.

Property of Cook County Clerk's Office