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DEED



Doc# 1627129005 Fee \$46.00

RHSP Fee:\$9.00RPRF Fee \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/27/2016 09:58 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

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 26th 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 these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to **TRIBUNE TOWER PLAZA (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.

*See deed recorded as Dec # 1627129003
for transfer taxes.*

R

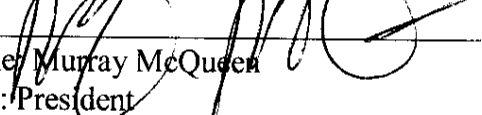
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2016-09-27

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IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on its behalf, as of the date first written above.

GRANTOR:

IL-TRIBUNE TOWER, LLC a
Delaware limited liability company

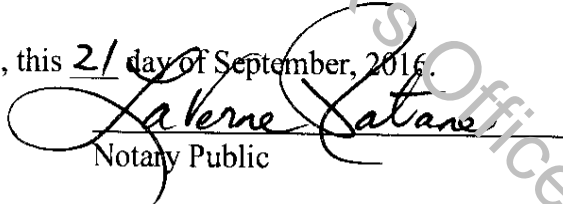
By: 
Name: Murray McQueen
Title: President

STATE OF California)
) SS.
COUNTY OF Los Angeles)

I, LaVerne Patane, a Notary Public in and for said County in the State aforesaid, do hereby certify that Murray McQueen, the President of IL-TRIBUNE TOWER, LLC, 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/she) signed and delivered such instrument as (his/her) own free and voluntary acts for the uses and purposes set forth therein.

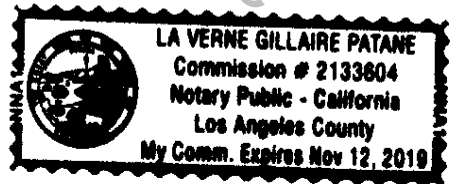
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

GIVEN under my hand and notarial seal, this 21 day of September, 2016.


Notary Public

My Commission Expires: 11-19-2019

[Plaza Deed Signature Page]



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EXHIBIT A

LEGAL DESCRIPTION

ALL THAT PART OF VACATED EAST HUBBARD STREET LYING SOUTH OF 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 AND THAT PART OF BLOCK 7 IN SAID KINZIE'S ADDITION TO CHICAGO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 9 IN SAID KINZIE'S ADDITION TO CHICAGO, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE FOR NORTH MICHIGAN AVENUE: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, 107.43 FEET TO THE NORTH RIGHT LINE OF EAST NORTH WATER STREET; THENCE NORTH 77 DEGREES 32 MINUTES 03 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY, 154.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 74.00 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 THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 435 N. Michigan Avenue, Chicago, Illinois 60611

TAX NUMBER: 17-10-134-001-0000, 17-10-130-002-000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. 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. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
7. ORDINANCE DESIGNATING THE TRIBUNE TOWERS AS A CHICAGO LANDMARK RECORDED MAY 4, 1989 AS DOCUMENT NUMBER 89200779
8. PART EXCEPTED FROM THE LAND DEDICATED FOR EAST NORTH WATER STREET BY PLAT FILED AUGUST 21, 1961 AS DOCUMENT LR 1993841 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 7 IN KINZIE'S ADDITION TO CHICAGO; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 7, A DISTANCE OF 10.07 FEET; THENCE NORTH EASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 154.70 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID BLOCK 7, SAID POINT BEING 151.21 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 7; THENCE EAST ON THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 51.57 FEET TO THE EASTERLY CORNER OF SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 7, MORE OR LESS TO THE PLACE OF BEGINNING.
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. 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.
12. 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.

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13. 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