

# UNOFFICIAL COPY

SFTI, INC.,

v.

215 DEVELOPER, LLC et al.

JUDICIAL SALE

SHERIFF'S NO: 160205-001F  
CASE NO.: 09 CH 04572



Doc# 1633619032 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2016 10:35 AM PG: 1 OF 7

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## SHERIFF'S DEED

The Grantor, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of Cook County, Illinois, on June 7, 2016, in Case No. 09 CH 04572, entitled SFT I, INC. v. 215 DEVELOPER, LLC *et al.*, and pursuant to which the land hereinafter described was sold at public sale by said Grantor on October 17, 2016, from which sale no redemption has been made as provided by statute, hereby conveys to 215 NORTH MICHIGAN OWNER LLC, a Delaware limited liability company, a wholly owned subsidiary of iStar Inc., the successor Plaintiff in the above-styled action, the real estate commonly known as 215 North Michigan Avenue or 130 East Lake Street, located at the northwest corner of Lake and Stetson Streets in Chicago, Illinois, with Permanent Index Number 17-10-304-020-0000, and being legally described on Exhibit A hereto, and situated in the County of Cook, in the State of Illinois, to have and hold forever.

DATED THIS DATE: **NOV 03 2016** November 3, 2016

REAL ESTATE TRANSFER TAX 30-Nov-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00

17-10-304-020-0000 | 20161101686925 | 1-888-082-112

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

THOMAS DART  
Sheriff of Cook County, Illinois

By: Joshua Thomas #11024  
Deputy Sheriff of Cook County, IL

REAL ESTATE TRANSFER TAX 30-Nov-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-10-304-020-0000 | 20161101686925 | 0-873-058-496

CORDREVIEW

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Exhibit A

## PARCEL 1:

THAT PART OF THE LANDS, LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE OF NORTH BEAUBIEN COURT, 50.00 FEET WIDE, VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 5, 1972 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON DECEMBER 8, 1972 AS DOCUMENT 22152086, WITH THE SOUTH LINE OF E. SOUTH WATER STREET, 92.00 FEET WIDE, AS SAID E. SOUTH WATER STREET WAS DEDICATED BY INSTRUMENT RECORDED ON MAY 3, 1972 AS DOCUMENT 21889519, AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET, A DISTANCE OF 136.50 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH STETSON AVENUE, 74.00 FEET WIDE, AS SAID STREET WAS DEDICATED BY INSTRUMENT RECORDED ON MARCH 26, 1984 AS DOCUMENT 27015373; THENCE SOUTH ALONG SAID WEST LINE OF NORTH STETSON AVENUE (SAID WEST LINE BEING A LINE 377.50 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED NORTH BEAUBIEN COURT), A DISTANCE OF 297.673 FEET TO THE NORTHEAST CORNER OF PARCEL "R" IN 'PLAT OF MID-AMERICA', A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION (WHICH RESUBDIVISION WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON NOVEMBER 20, 1957 IN BOOK 504 OF PLATS AT PAGES 1 TO 11, BOTH INCLUSIVE, AS DOCUMENT 17069914); THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL "K", A DISTANCE OF 136.50 FEET TO AN INTERSECTION WITH SAID LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF VACATED NORTH BEAUBIEN COURT, AND THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 297.673 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM THE INCLINED PLANES ESTABLISHING THE UPPER LIMITS OF THE LAND, PROPERTY AND SPACE DEDICATED FOR E. SOUTH WATER STREET, 92.00 FEET WIDE, BY INSTRUMENT RECORDED MAY 3, 1972 AS DOCUMENT 21889519, AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD FROM SURFACE OF THE EARTH OF THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14

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EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE, WITH A LINE 241.00 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE OF THAT PART OF NORTH BEAUBIEN COURT, 50.00 FEET WIDE, VACATED BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 5, 1972 AND RECORDED DECEMBER 8, 1972 AS DOCUMENT 22152086; AND RUNNING THENCE NORTH ALONG SAID PARALLEL LINE, AND ALONG A NORTHWARD EXTENSION THEREOF, A DISTANCE OF 25.34 FEET TO AN INTERSECTION WITH A LINE 20.66 FEET, MEASURED PERPENDICULARLY, SOUTH FROM AND PARALLEL WITH THE CENTERLINE OF SAID E. SOUTH WATER STREET, 92.00 FEET WIDE; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 136.50 FEET TO AN INTERSECTION WITH A SOUTHWARD EXTENSION OF THE WEST LINE OF NORTH STETSON AVENUE, 74.00 FEET WIDE, AS SAID NORTH STETSON AVENUE WAS DEDICATED BY SAID INSTRUMENT RECORDED ON MAY 3, 1972 AS DOCUMENT 21889519; THENCE SOUTH ALONG SAID SOUTHWARD EXTENSION OF SAID WEST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 25.34 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF E. SOUTH WATER STREET; AND THENCE WEST ALONG SAID SOUTH LINE OF E. SOUTH WATER STREET, A DISTANCE OF 136.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL RIGHT AND EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 TO PLACE, MAINTAIN AND REPAIR (AND TO REPLACE IF DESTROYED) THE STRUCTURE, FOUNDATIONS AND SUPPORTS AT THE APPROXIMATE LOCATIONS WITHIN DEDICATED E. SOUTH WATER STREET, AS SHOWN AND DESCRIBED ON SHEET 2 OF PLAT OF DEDICATION DATED APRIL 14, 1972, MADE BY ILLINOIS CENTRAL RAILROAD COMPANY, RECORDED MAY 3, 1972 AS DOCUMENT 21889519, AS:

- (1) RESERVED IN PLAT OF DEDICATION RECORDED AS DOCUMENT 21889519; AND,
- (2) CONVEYED BY DEED DATED OCTOBER 7, 1976 AND RECORDED OCTOBER 7, 1976 AS DOCUMENT 23665777 MADE BY ILLINOIS CENTRAL GULF RAILROAD COMPANY, A CORPORATION OF DELAWARE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 75802; AND,
- (3) CONVEYED BY DEED DATED OCTOBER 6, 1977 AND RECORDED OCTOBER 11, 1977 AS DOCUMENT 24141633 MADE BY ILLINOIS CENTRAL GULF RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 75802, IN COOK COUNTY, ILLINOIS.

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## PARCEL 4:

BASEMENTS AS CREATED BY BOULEVARD TOWERS EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1979 AND KNOWN AS TRUST NUMBER 4648, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 16, 1982 AND KNOWN AS TRUST NUMBER 55461, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 11, 1971 AND KNOWN AS TRUST NUMBER 75802, DATED JUNE 13, 1983 AND RECORDED JUNE 29, 1983 AS DOCUMENT 26665607 FOR PARKING, PEDESTRIAN AREAS, DOMESTIC WATER SUPPLY, SPRINKLER AND FIRE PROTECTION, SUPPORT, MINOR ENCROACHMENTS, GROUND WATER DRAINAGE SYSTEM, AND ENERGY MANAGEMENT SYSTEM AND AS AMENDED BY AMENDMENT OF BOULEVARD TOWERS EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED OCTOBER 16, 1986 AND RECORDED OCTOBER 24, 1986 AS DOCUMENT 86496543.

## PARCEL 5:

SLAB SUPPORT BASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 CREATED BY SLAB SUPPORT BASEMENT DATED NOVEMBER 15, 1979 AND RECORDED DECEMBER 5, 1979 AS DOCUMENT 2520663 MADE BY METROPOLITAN TWO ILLINOIS CENTER IN FAVOR OF AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 75802 TO UTILIZE CERTAIN STRUCTURES OR PROPERTY DESCRIBED THEREIN TO SUPPORT STRUCTURES ON PARCELS 1 AND 2, IN COOK COUNTY, ILLINOIS.

## PARCEL 6:

RECIPROCAL BASEMENT FOR THE USE OF CONCOURSE LEVEL OF "TWO ILLINOIS CENTER", AS CREATED BY RECIPROCAL EASEMENT AGREEMENT BY AND AMONG METROPOLITAN TWO ILLINOIS CENTER, AN ILLINOIS GENERAL PARTNERSHIP; AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 11, 1971 AND KNOWN AS TRUST NO. 75802 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1979 AND KNOWN AS TRUST NO. 46448, DATED FEBRUARY 2, 1982 AND RECORDED FEBRUARY 3, 1982 AS DOCUMENT 26133433, IN COOK COUNTY, ILLINOIS.

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State of Illinois )  
  ) SS  
County of Cook     )

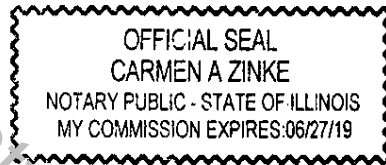
I, the undersigned, a notary public in and for said county, in the state of aforesaid, do hereby certify that Joshua Thomas personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the foregoing instrument appeared before me this day in person and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff for the uses and purposes therein set forth.

Given under my hand and official seal, this NOV 03 2016 day of November, 2016.

IMPRESS  
SEAL  
HERE

Commission expires \_\_\_\_\_, 20\_\_\_\_.

*Carmen A Zinke*  
Notary Public



PREPARED BY AND WHEN RECORDED MAIL TO:  
KATTEN MUCHIN ROSENMAN LLP  
Attn: Gina M.L. Payne  
525 West Monroe Street  
Chicago, Illinois 60661  
(312) 902-5200

ADDRESS OF GRANTEE AND MAIL SUBSEQUENT TAX BILLS TO:  
215 NORTH MICHIGAN OWNER LLC  
Attn: Nina Matis  
1114 Avenue of the Americas, 39<sup>th</sup> Floor  
New York, NY 10036

Exempt under Real Estate Transfer Tax Law  
35 ILCS 200/31-45 Para L; Cook County  
Ordinance Section 74-106 Para 13; &  
Chicago Municipal Code Chapter 3-33-060(M)

DATE Nov. 8, 2016 SIGN: *Gina M.L. Payne*

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Gina M. Payne, being duly sworn on oath, states that she resides at 525 W. Monroe St, Chicago, IL 60601. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

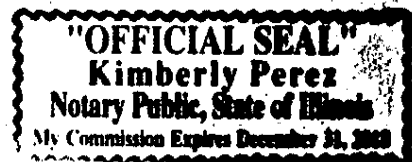
Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Gina M. Payne, attorney

SUBSCRIBED and SWORN to before me

this 14 day of November, 2016.

Kimberly Perez





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## STATEMENT BY GRANTOR AND GRANTEE

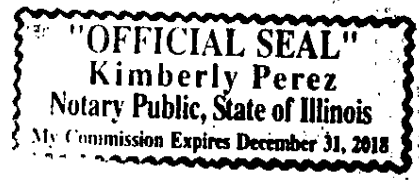
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: November 2, 2016

Signature: *Anna M. Payne*  
Grantor or Agent

Subscribed and sworn to before me this 2 day of November, 2016.

*[Signature]*  
Notary Public



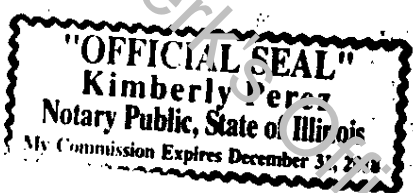
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 2, 2016

Signature: *Anna M. Payne*  
Grantee or Agent

Subscribed and sworn to before me this 2 day of November, 2016.

*[Signature]*  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)