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Doc# 1713913046 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/19/2017 12:11 PM PG: 1 OF 12

Warranty Deed

Illinois

THE GRANTOR Gregg Szilagyi, not individually but solely in his capacity as Trustee of the bankruptcy estate of Garvey Court Holdings, LLC, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to North Clark Properties, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general taxes for second half of 2016, due and payable in 2017, and subsequent years; Covenants, conditions and restrictions of record, building lines and easements set forth on Exhibit B attached hereto..

Permanent Real Estate Index Number(s): 17-09-422-008-0000, 17-09-422-009-0000, 17-09-422-010-0000, 17-09-422-011-0000, 17-09-422-012-0000, 17-09-424-005-0000, 17-09-424-006-0000

Address(es) of Real Estate: 201 N. Clark, Chicago, Illinois 60601.

The date of this deed of conveyance is May 17, 2017

*Gregg Szilagyi*  
as Trustee

(SEAL) Gregg Szilagyi, not individually but solely in his capacity as Trustee of the bankruptcy estate of Garvey Court Holdings, LLC

(SEAL)

(SEAL)

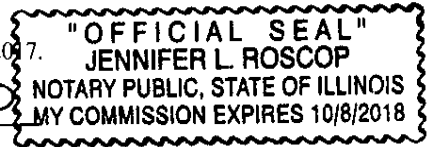
(SEAL)

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State of said, DO HEREBY CERTIFY that Gregg Szilagyi, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal May 17, 2017.

*Jennifer L Roscop*  
Notary Public



Mail to:  
Robert Goldman  
DLA Piper, LLP  
444 W. Lake Street, Suite 900  
Chicago, Illinois 60606

Prepared By:  
Jeffrey C. Dan  
Crane, Heyman, Simon, Welch & Clar  
135 S. LaSalle, Suite 3705  
Chicago, Illinois 60603

Mail Tax Bill to: North Clark Properties, LLC, 200 W. 55<sup>th</sup> St, Suite 42, New York, NY 10019

CCRD REVIEW *[Signature]*

COMMONWEALTH LAND TITLE

024841984 *bn*  
(3 of 6)

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

ALL OF SUBLOTS 1 TO 7 AND THE ALLEY IN THE ASSESSOR'S DIVISION OF LOT 5 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO;

ALSO

LOT 6 (EXCEPT THE EAST 20.00 FEET THEREOF) IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 20,782.3 SQUARE FEET OR 0.5460 ACRES

#### PARCEL 1B:

THAT PART OF THE EAST 1/2 OF LOT 7, (AS SUCH EAST 1/2 IS MEASURED ALONG THE SOUTH LINE THEREOF), IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, LYING EAST OF A LINE 82.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH DEARBORN STREET, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF SUBLOTS 1 TO 8 IN SUBDIVISION OF LOT 8 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, AFORESAID;

LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +482.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AREA = 11,946.6 SQUARE FEET OR 0.2743 ACRES

#### PARCEL 2:

THAT PART OF THE EAST 1/2 OF LOT 7, (AS SUCH EAST 1/2 IS MEASURED ALONG THE SOUTH LINE THEREOF), LYING WEST OF A LINE 82.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH DEARBORN STREET, IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +99.75 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AREA = 5,680.5 SQUARE FEET OR 0.1304 ACRES

#### PARCEL 2A:

THE EAST 20.00 FEET OF LOT 6 AND THE WEST 1/2 OF LOT 7, (AS SUCH WEST 1/2 IS MEASURED ALONG THE SOUTH LINE OF LOT 7), IN BLOCK 17 IN THE ORIGINAL

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TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AREA = 8,871.4 SQUARE FEET OR 0.2037 ACRES

## PARCEL 3:

PERPETUAL EASEMENTS BY AND SET FORTH IN QUIT CLAIM DEED IN TRUST DATED MAY 1, 1987 FROM CITY OF CHICAGO, AS GRANTOR, IN FAVOR OF AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS TRUST NUMBER 66121 RECORDED AS DOCUMENT 87254850 ON MAY 12, 1987 WITH THE COOK COUNTY RECORDER OF DEEDS ESTABLISHING WHICH EASEMENTS ARE IDENTIFIED IN 'EXHIBIT B' OF SAID DEED AND ARE AS FOLLOWS:

1. AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF A SERVICE DRIVE AND LOADING BERTH ON, OVER, UNDER, ACROSS AND ALONG THAT PORTION OF WEST HADDOCK PLACE IN COOK COUNTY, CITY OF CHICAGO, STATE OF ILLINOIS, LYING WEST OF THE WEST LINE OF NORTH DEARBORN STREET AND EAST OF THE EAST LINE OF GARVEY COURT LOCATED APPROXIMATELY AS SHOWN ON SHEET A1-2PL ("**SITE PLAN PARCELS**") REVISED TO FEBRUARY 3, 1987 PREPARED BY LISEC & BIEDERMAN AS JOB NUMBER 1173;

2. AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF A WALL AND FOOTINGS ACROSS IN THAT PORTION OF WEST HADDOCK PLACE IN COOK COUNTY, CITY OF CHICAGO, STATE OF ILLINOIS, LYING EAST OF THE EAST LINE OF GARVEY COURT IN THE CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, AND WEST OF THE WEST LINE OF THE NORTH DEARBORN STREET IN THE CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, LOCATED APPROXIMATELY AS SHOWN ON SHEET A1-2PL ("**SITE PLAN PARCELS**") REVISED TO FEBRUARY 3, 1987 PREPARED BY LISEC & BIEDERMAN AS JOB NUMBER 1173;

3. AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF CAISSONS, CAISSONS BELLS AND CAISSON SHAFTS IN THE FOLLOWING AREAS LOCATED APPROXIMATELY AS SHOWN ON SHEET A1-2PL ("**SITE PLAN PARCELS**") REVISED TO FEBRUARY 3, 1987 PREPARED BY LISEC & BIEDERMAN AS JOB NUMBER 1173:

(A) IN THAT PORTION OF THE SOUTH 1/2 OF WEST HADDOCK PLACE, LYING WEST OF THE WEST LINE OF NORTH DEARBORN STREET

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AND EAST OF THE EAST LINE OF NORTH CLARK STREET, IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS;

(B) IN THAT PORTION OF THE NORTH 7.00 FEET OF WEST LAKE STREET, LYING WEST OF THE WEST LINE OF NORTH DEARBORN STREET AND EAST OF THE EAST LINE OF NORTH CLARK STREET, IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS;

(C) IN THAT PORTION OF THE EAST 1/2 OF NORTH GARVEY COURT, LYING NORTH OF THE NORTH LINE OF WEST LAKE STREET AND SOUTH OF THE SOUTH LINE OF WEST HADDOCK PLACE, IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS;

4. AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF A WALL IN THAT PORTION OF THE EAST 1/2 OF GARVEY COURT LYING NORTH OF THE NORTH LINE OF WEST LAKE STREET AND SOUTH OF THE SOUTH LINE OF WEST HADDOCK PLACE, IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, LOCATED APPROXIMATELY AS SHOWN ON SHEET TS-1PL PREPARED BY LISEC & BIEDERMAN ENTITLED "CAISSON AND BASEMENT PLAN, CAISSON SCHEDULE AND DETAILS" REVISED TO FEBRUARY 3, 1987 AS PART OF JOB NUMBER 1173;

5. AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF A WALL AND FOOTINGS IN THAT PORTION OF NORTH DEARBORN STREET LYING SOUTH OF THE SOUTH LINE OF WEST HADDOCK PLACE AND NORTH OF THE NORTH LINE OF WEST LAKE STREET IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, LOCATED APPROXIMATELY AS SHOWN ON SHEET TS-1PL PREPARED BY LISEC & BIEDERMAN ENTITLED "CAISSON AND BASEMENT PLAN, CAISSON SCHEDULE AND DETAILS" REVISED TO FEBRUARY 3, 1987 AS PART OF JOB NUMBER 1173;

6. AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF A WALL AND FOOTINGS IN THAT PORTION OF THE NORTH 3.00 FEET OF WEST LAKE STREET LYING EAST OF THE EAST LINE OF NORTH CLARK STREET AND WEST OF THE WEST LINE OF NORTH DEARBORN STREET IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, LOCATED APPROXIMATELY AS SHOWN ON SHEETS A1-2PL ("**SITE PLAN PARCELS**"), TS-1PL ("**CAISSON AND BASEMENT PLAN**"), CAISSON SCHEDULE AND DETAILS, TS-4PL ("**FRAMING PLAN-LEVEL 1**") AND CS-1PL ("**SLAB OR GRADE AND FOUNDATION PLAN**") PREPARED BY LISEC & BIEDERMAN REVISED TO FEBRUARY 3, 1987 AS PART OF JOB NUMBER 1173;

7. AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR,

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MAINTENANCE AND REPLACEMENT OF FOOTINGS IN THE FOLLOWING PROPERTY:

(A) THE EAST 3.00 FEET OF NORTH CLARK STREET LYING SOUTH OF THE SOUTH LINE OF WEST HADDOCK PLACE AND NORTH OF THE NORTH LINE OF WEST LAKE STREET TO BE LOCATED APPROXIMATELY AS SHOWN ON SHEET CS-1PL ("**SLAB ON GRADE AND FOUNDATION PLAN**") PREPARED BY LISEC & BIEDERMAN REVISED TO FEBRUARY 3, 1987 AS PART OF JOB NUMBER 1173;

(B) THAT PORTION OF WEST HADDOCK PLACE LYING WEST OF THE WEST LINE OF NORTH DEARBORN STREET AND EAST OF THE EAST LINE NORTH GARVEY COURT, IN THE CITY OF CHICAGO, COUNTY OF COOK, AND STATE OF ILLINOIS LOCATED APPROXIMATELY AS SHOWN ON SHEETS A1-2PL ("**SITE PLAN PARCELS**"), TS-1PL ("**CAISSON AND BASEMENT PLAN, CAISSON SCHEDULE AND DETAILS**"), TS-4PL ("**FRAMING PLAN-LEVEL 1**") AND CS-1PL ("**SLAB ON GRADE AND FOUNDATION PLAN**"); PREPARED BY LISEC & BIEDERMAN REVISED TO FEBRUARY 3, 1987,(MARCH 27, 1987 FOR A1-2PL) AS PART OF JOB NUMBER 1173;

8. AN NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, SUPPORT, REMODELING, USE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF TWO (2) "SIAMESE" WATER PIPE CONNECTIONS IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ONE (1) LOCATED IN THE NORTH 1/2 OF THAT PORTION OF WEST LAKE STREET LYING WEST OF THE WEST LINE OF NORTH GARVEY COURT AND EAST OF THE EAST LINE OF NORTH CLARK STREET, AND THE OTHER LOCATED IN THE EAST 1/2 OF THAT PORTION OF NORTH CLARK STREET LYING NORTH OF THE NORTH LINE OF WEST LAKE STREET AND SOUTH OF THE SOUTH LINE OF WEST HADDOCK PLACE, TO BE LOCATED APPROXIMATELY AS SHOWN ON SHEET A1-2PL ("**SITE PLAN**") PREPARED BY LISEC & BIEDERMAN AS PART OF JOB NUMBER 1173 (REVISED TO MARCH 27, 1987).

## PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT, AS CREATED BY AND SET FORTH IN THE EASEMENT AGREEMENT FOR 200 DEARBORN, CHICAGO, ILLINOIS, RECORDED FEBRUARY 25, 2008 AS DOCUMENT 0805641067, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 12, 1991 AS DOCUMENT NO.

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91591893 FOR THE PURPOSE OF INGRESS, EGRESS, USE, CONSTRUCTION AND ENJOYMENT ("HADDOCK BRIDGE").

**PARCEL 6:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 92199746 FOR THE PURPOSE OF INGRESS, EGRESS, USE, CONSTRUCTION AND ENJOYMENT ("CLARK STREET BRIDGE").

PINS: 17-09-422-008-0000  
17-09-422-009-0000  
17-09-422-010-0000  
17-09-422-011-0000  
17-09-422-012-0000  
17-09-424-005-0000  
17-09-424-006-0000

Property Address: 201 N. Clark Street  
Chicago, Illinois 60601

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. THE SECOND INSTALLMENT OF 2016 TAXES AND 2017 TAXES, BOTH NOT YET DUE OR PAYABLE.

2. LEASE MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS TRUST NUMBER 66121, TO 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, DATED MARCH 7, 1991 AND RECORDED MARCH 18, 1991 AS DOCUMENT NO. 91119739 DEMISING A PORTION OF THE LAND FOR A TERM OF SEVENTY-FIVE (75) YEARS AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

SAID LEASE ALSO DEMISES DURING THE TERM THEREOF CERTAIN DEFINED APPURTENANT RIGHTS IN FAVOR OF LESSEE IN THAT PART OF THE LAND DESCRIBED THEREIN.

MEMORANDUM OF ASSIGNMENT OF INTEREST IN LEASE AND SUBLEASE DATED SEPTEMBER 30, 1999 AS DOCUMENT NO. 99946792 AND RE-RECORDED FEBRUARY 22, 2000 AS DOCUMENT NO. 00129948 MADE BY AND BETWEEN 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AND 77 WEST WACKER DRIVE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

ASSIGNMENT MADE BY LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS TRUST NUMBER 66121, TO 200 NORTH DEARBORN LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, RECORDED JULY 24, 2002 AS DOCUMENT NO. 0020812388.

AFFECTING THE PROPERTY AND SPACE WHICH LIES BETWEEN HORIZONTAL PLANES WHICH ARE 50.63 FEET AND 80.63 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM AND WHICH IS ENCLOSED BY VERTICAL PLANES EXTENDING UPWARD FROM THE BOUNDARIES AT THE SURFACE OF THE EARTH OF THAT PART OF BLOCK 17 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

ALL OF SUBLOTS 1 TO 7 AND THE ALLEY IN THE ASSESSOR'S DIVISION OF LOT 5 IN BLOCK 17; ALSO, LOT 6 (EXCEPT THE EAST 20.00 FEET THEREOF) IN BLOCK 17, IN COOK COUNTY, ILLINOIS.

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## AFFECTS PART OF PARCEL 1

3. TERMS AND PROVISIONS OF AGREED ORDER OF INJUNCTION AND JUDGMENT ENTERED IN THE CITY OF CHICAGO v GARVEY COURT HOLDINGS, LLC CASE NO. 15 MI 403430 TO BE ENTERED AND RECORDED SUBSEQUENT TO THE DATE OF POLICY.

4. THIS EXCEPTION AFFECTS EASEMENT PARCELS 3 AND 4 DESCRIBED IN SCHEDULE A:

TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE STIPULATION IN MITIGATION OF DAMAGES APPENDED TO THE ORDER PRELIMINARILY FINDING JUST COMPENSATION ENTERED NOVEMBER 12, 1986 IN CASE NO. 86L50733, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, (A COPY OF WHICH ORDER WAS RECORDED DECEMBER 16, 1986 AS DOCUMENT NO. 86601353) AS FOLLOWS:

1. THE CITY WILL NOT ACQUIRE ANY INTEREST IN PARCEL 17-10 EXCEPT THE AIR-RIGHTS SO DESIGNED AND DESCRIBED TO ASSURE THAT GREYHOUND WILL RETAIN THE HEADROOM OR CLEARANCE IN THE RESERVED PARCEL AT LEAST EQUAL TO THE HEADROOM OR CLEARANCE PRESENTLY PROVIDED ON LOWER WACKER DRIVE.

2. ACQUISITION OF THE AIR-RIGHTS BY THE CITY DOES NOT INCLUDE THE RIGHT TO INSTALL STRUCTURES SUPPORTING ANY BUILDING TO BE CONSTRUCTED IN THE AIR-RIGHTS OR THE USE OF THE RESERVED PARCEL FOR ANY CONSTRUCTION OR FOR ANY BUILDINGS TO BE BUILT IN THE AIR-RIGHTS, THE RIGHT TO GRANT OR PERMIT SAID USES IS EXPRESSLY RESERVED TO GREYHOUND.

3. THE CITY AGREES THAT IT WILL NEITHER ITSELF NOR WILL IT AUTHORIZE OTHERS TO UTILIZE THE AIR-RIGHTS IN ANY MANNER WHICH WILL INTERRUPT, EITHER TEMPORARILY OR PERMANENTLY, THE GREYHOUND USE IN THE RESERVED PARCEL NOR THE PLACEMENT OF ANY OBSTRUCTION IN THE RESERVED PARCEL.

4. THE CITY SHALL NOT PREVENT THE USE OF GARVEY COURT AND ITS CONNECTION TO LOWER WACKER DRIVE FOR INGRESS OR EGRESS TO AND THROUGH THE RESERVED PARCEL BY GREYHOUND FOR BUSES OR OTHER VEHICLES.

5. AS AN EXPRESS CONDITION TO, AND AS PARTIAL CONSIDERATION FOR, THE ACQUISITION OF THE AIR-RIGHTS, THE CITY SHALL ALLOW IN PERPETUITY THE USE BY GREYHOUND, WITHOUT REQUIREMENT OF FURTHER LICENSE FOR PAYMENT, OF THE EXISTING RIGHT OF WAY UNDER LAKE STREET FOR VEHICULAR TRAFFIC FROM THE TERMINAL TO THE RESERVED PARCEL.



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6. THE ACQUIESCENCE BY GREYHOUND IN PERMITTING THIS ACQUISITION, THE ADOPTION OF THE PLANNED DEVELOPMENT ORDINANCE INCLUDING THE AIR-RIGHTS, OR IN OTHERWISE FACILITATING THE REDEVELOPMENT OF THE SITE SHALL IN NO WAY DIMINISH OR DEROGATE FROM THE RIGHT OF GREYHOUND TO RECEIVE COMPENSATION FOR THE AIR-RIGHTS OR OTHERWISE REDUCE THE FAIR CASH MARKET VALUE OF THE AIR-RIGHTS IN ANY ACTION OR NEGOTIATION TO ACQUIRE THE AIR-RIGHTS.

7. THIS STIPULATION SHALL RESTRICT AND CONDITION ANY NECESSARY GOVERNMENTAL APPROVAL SECURED BY THE CITY TO ACQUIRE THE AIR-RIGHTS AND ANY ACTION OR PROCEEDING TO ACQUIRE THE AIR-RIGHTS BY NEGOTIATION, VOLUNTARY CONVEYANCE, EMINENT DOMAIN OR OTHERWISE.

8. IN ANY CONVEYANCE OF THE AIR-RIGHTS, THE CITY WILL REQUIRE THE GRANTEE TO MAINTAIN IN SOUND CONDITION ANY STRUCTURE BUILT IN THE AIR-RIGHTS TO ASSURE THAT SUCH STRUCTURE WILL NOT DETERIORATE IN A WAY THAT WOULD INTERFERE WITH THE GREYHOUND USE IN THE RESERVED PARCEL.

9. THE TERMS AND PROVISIONS OF THIS STIPULATION SHALL BE FOR THE BENEFIT OF GREYHOUND, ITS SUCCESSORS AND ASSIGNS, IN THE RESERVED PARCEL. THE GREYHOUND USE SHALL BE CONSTRUED TO INCLUDE ANY USE BROUGHT ABOUT BY REDEVELOPMENT OF THE TERMINAL SITE EITHER FOR BUS OPERATION OR COMMERCIAL, OFFICE, RESIDENTIAL, OR ANY OTHER REDEVELOPMENT PURPOSE FOR WHICH EITHER GREYHOUND AND/OR ITS SUCCESSOR OR ASSIGNS MAY SUBSEQUENTLY DEVELOP ON THE TERMINAL SITE.

(AFFECTS THE AIR RIGHTS IN THE EAST 1/2 OF LOT 7, AFORESAID, AND THE SOUTH 1 FOOT OF HADDOCK PLACE AS ORIGINALLY PLATTED LYING NORTH OF AND ADJOINING SAID EAST 1/2 OF LOT 7 IN BLOCK 17 OF THE ORIGINAL TOWN OF CHICAGO, AFORESAID).

10. PERMANENT PERMISSION AND AUTHORITY PURPORTEDLY GRANTED BY THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, TO GREYHOUND LINES, INC., A CORPORATION OF CALIFORNIA, BY THE TERMS OF THE ORDER PRELIMINARILY FINDING JUST COMPENSATION ENTERED NOVEMBER 12, 1986 IN CASE NO. 86L50733, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, TO USE AND MAINTAIN THE TUNNEL, AS THEN CONSTRUCTED, AS A PASSAGE FOR VEHICLES UNDER AND ACROSS WEST LAKE STREET, BETWEEN NORTH DEARBORN STREET AND NORTH CLARK STREET AND AS SET FORTH THEREIN AND HEREINBELOW, AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED OVER THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING ON THE NORTH LINE OF SAID WEST LAKE STREET AT THE INTERSECTION OF SAID LINE WITH THE EAST LINE OF NORTH GARVEY COURT,

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SAID EAST LINE OF NORTH GARVEY COURT BEING ALSO THE WEST LINE OF THE EAST 1/2 OF LOT 7 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, AFORESAID, AND RUNNING THENCE EAST ALONG SAID NORTH LINE OF WEST LAKE STREET, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF AFORESAID BLOCK 17, A DISTANCE OF 31.35 FEET; THENCE SOUTHWESTWARDLY ALONG AN ARC OF A CIRCLE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 175.35 FEET, A DISTANCE OF 83.35 FEET TO A POINT WHICH IS 8.66 FEET WEST OF THE EAST LINE OF SAID NORTH GARVEY COURT, EXTENDED SOUTH, AND 72.86 FEET SOUTH OF SAID NORTH LINE OF WEST LAKE STREET; THENCE CONTINUING SOUTHWESTWARDLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE AND HAVING A RADIUS OF 33.25 FEET, A DISTANCE OF 8.26 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID WEST LAKE STREET AT A POINT 13.45 FEET WEST OF THE EAST LINE OF NORTH GARVEY COURT, EXTENDED SOUTH; THENCE WEST ALONG SAID SOUTH LINE OF WEST LAKE STREET, BEING ALSO THE NORTH LINE OF BLOCK 35 AFORESAID, A DISTANCE OF 68.63 FEET; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.63 FEET TO A POINT WHICH IS 56.39 FEET WEST OF SAID EAST LINE OF N. GARVEY COURT, EXTENDED SOUTH, AND 64.57 FEET SOUTH OF THE NORTH LINE OF SAID NORTH LAKE STREET; THENCE NORTHEASTWARDLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 88.15 FEET, A DISTANCE OF 32.55 FEET TO A POINT WHICH IS 31.77 FEET WEST OF SAID EAST LINE OF NORTH GARVEY COURT, EXTENDED SOUTH, AND 43.14 FEET SOUTH OF THE NORTH LINE OF NORTH LAKE STREET; THENCE CONTINUING NORTHEASTWARDLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE AND HAVING A RADIUS OF 167.50 FEET, A DISTANCE OF 71.05 FEET TO AN INTERSECTION WITH THE AFORESAID EAST LINE OF NORTH GARVEY COURT AT A POINT 20.34 FEET NORTH OF THE NORTH LINE OF SAID WEST LAKE STREET; AND THENCE SOUTH ALONG SAID EAST LINE OF NORTH GARVEY COURT SAID DISTANCE OF 20.34 FEET, TO THE POINT OF BEGINNING.

5. PERPETUAL EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, USING, OPERATING, REPAIRING, MAINTAINING, REMODELING, RENEWING AND REPLACEMENT OF CERTAIN STRUCTURES NECESSARY FOR THE SUPPORT AND USE OF THE REAL ESTATE AND THE IMPROVEMENTS TO BE BUILT THEREON AS CONTAINED IN QUIT CLAIM DEED RECORDED MAY 12, 1987 AS DOCUMENT NO. 87254850, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

6. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN PEDESTRIAN BRIDGE CONSTRUCTION AND CROSS EASEMENT AGREEMENT (CLARK STREET BRIDGE) DATED OCTOBER 22, 1991 AND RECORDED MARCH 26, 1992 AS DOCUMENT NO. 92199746 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 18, 1981 AND KNOWN AS TRUST NUMBER 52947; NORTH LOOP TRANSPORTATION CENTER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED

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PARTNERSHIP; AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS TRUST NUMBER 66121; 200 NORTH DEARBORN PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP; AND 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP; RELATING TO THE CONSTRUCTION OF A PEDESTRIAN BRIDGE; CONSTRUCTION, REPAIR AND SUPPORT EASEMENTS; PEDESTRIAN INGRESS AND EGRESS; OPERATION, MAINTENANCE AND REPAIR OF SAID BRIDGE; ACCESS AND USE OF SAID BRIDGE.

AFFECTS PARCELS 1 AND 2

7. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN PEDESTRIAN BRIDGE CONSTRUCTION AND CROSS EASEMENT AGREEMENT (HADDOCK BRIDGE) DATED OCTOBER 22, 1991 AND RECORDED NOVEMBER 12, 1991 AS DOCUMENT NO. 91591893 MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS TRUST NUMBER 66121; 200 NORTH DEARBORN PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP; AND 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP; RELATING TO THE CONSTRUCTION OF A PEDESTRIAN BRIDGE; CONSTRUCTION, REPAIR AND SUPPORT EASEMENTS; PEDESTRIAN INGRESS AND EGRESS; OPERATION, MAINTENANCE AND REPAIR OF SAID BRIDGE; ACCESS AND USE OF SAID BRIDGE.

AFFECTS PARCELS 1 AND 2

8. TERMS, PROVISIONS, AND LIMITATIONS OF AGREEMENT RECORDED MARCH 18, 1991 AS DOCUMENT NO. 91119736 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS NUMBER 66121; 200 NORTH DEARBORN PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP; AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1989 AND KNOWN AS TRUST NUMBER 11025-08; AND 77 WEST WACKER PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP.



9. TERMS AND PROVISIONS CONTAINED IN THE ZONING CONTROL RESERVATION AGREEMENT RECORDED FEBRUARY 25, 2008 AS DOCUMENT NUMBER 0805641070 MADE BY AND BETWEEN DEARBORN RESIDENTIAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND DEARBORN RETAIL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RELATING TO THE USE AND CHARACTER OF IMPROVEMENTS NOW LOCATED OR TO BE LOCATED ON THE LAND AND OTHER PROPERTY.


10. EASEMENT AGREEMENT RECORDED FEBRUARY 25, 2008 AS DOCUMENT NUMBER 0805641067 SETTING FORTH EASEMENTS OVER THE RESIDENTIAL AND RETAIL PARCELS AS DEFINED THEREIN; EASEMENT FOR

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SIGNAGE; PROVISIONS AS TO USE, MAINTENANCE AND REPAIR OF IMPROVEMENTS ON THE LAND AND OTHER PROPERTY AND OTHER MISCELLANEOUS PROVISIONS.

AFFECTS PARCELS 1(A) AND 4

REAL ESTATE TRANSFER TAX		19-May-2017	
		COUNTY:	6,750.00
		ILLINOIS:	13,500.00
		TOTAL:	20,250.00
17-09-422-009-0000		20170501656142   1-673-726-400	

REAL ESTATE TRANSFER TAX		19-May-2017	
	CHICAGO:	101,250.00	
	CTA:	40,500.00	
	TOTAL:	141,750.00 *	
17-09-422-009-0000		20170501656142   2-068-023-744	
* Total does not include any applicable penalty or interest due.			