

# UNOFFICIAL COPY

**This instrument prepared by:**

Fox Rothschild LLP  
2000 Market Street  
Philadelphia, PA 19103  
Attn: Gregory Kleiber, Esq.

**and after recording return to:**

100 NL Acquisition LLC  
28400 Northwestern Highway, 4<sup>th</sup> Floor  
Southfield, MI 48034  
Attn: Andrew v. Farbman

**and send subsequent tax bills to:**

100 NL Acquisition LLC  
28400 Northwestern Highway, 4<sup>th</sup> Floor  
Southfield, MI 48034  
Attn: Andrew v. Farbman



Doc# 2124625003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/03/2021 11:22 AM PG: 1 OF 4

55099  
ECHT 2104 76321 860055

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1<sup>st</sup> day of September, 2021, between SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation, whose address is One Sun Life Executive Park, Wellesley Hills, MA 02481 ("Grantor"), and 100 NL ACQUISITION LLC, a Delaware limited liability company ("Grantee"), whose address is 28400 Northwestern Highway, Fourth Floor, Southfield, Michigan 48034, Attn: Andrew v. Farbman;

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor does hereby warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

[Signature Page to Special Warranty Deed]

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**GRANTOR:**

SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation

By: David E. Levy

Name: DAVID E. LEVY

Title: Authorized Signatory

By: Kerrianne Lappin

Name: Kerrianne Lappin  
Authorized Signer


Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS )  
COUNTY OF NORFOLK )


)SS.:  
)

BEFORE ME, a Notary Public in and for said County and Commonwealth, personally appeared SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation, by David Levy, its authorized signatory, and Kerrianne Lappin authorized signatory, and each proved to me through satisfactory evidence of identification, to be person whose name is signed on the preceding or attached documents and who acknowledged that he/she did sign the foregoing instrument for and behalf of said SUN LIFE ASSURANCE COMPANY OF CANADA, and that the same is his/her free act and deed individually and as such officer and the free act and deed of said SUN LIFE ASSURANCE COMPANY OF CANADA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Wellesley Hills, Norfolk County, Commonwealth of Massachusetts on August 30 2021.



 **DONNA M CALLAHAN**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 3, 2026

Donna M Callahan  
Notary Public  
Commonwealth of Massachusetts

REAL ESTATE TRANSFER TAX	02-Sep-2021
 CHICAGO:	123,000.00
CTA:	49,200.00
<b>TOTAL:</b>	<b>172,200.00</b>

17-09-446-011-0000 | 20210901661563 | 0-139-472-656

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

REAL ESTATE TRANSFER TAX	02-Sep-2021
  COUNTY:	8,200.00
ILLINOIS:	16,400.00
<b>TOTAL:</b>	<b>24,600.00</b>

17-09-446-011-0000 | 20210901661563 | 1-494-961-936

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## Exhibit A

### Legal Description

SUB-LOTS 4, 5 AND 6, EXCEPT THAT PART OF LOT 4 LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 20 FEET WEST THEREOF, CONDEMNED FOR THE WIDENING OF NORTH LASALLE STREET BY PROCEEDINGS IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON PETITION OF THE CITY OF CHICAGO IN CASE NUMBER 53254 IN ASSESSORS SUBDIVISION OF LOTS 7 AND 8 AND THE EAST ½ OF LOT 6 IN BLOCK 40 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 100 NORTH LASALLE STREET, CHICAGO, IL

PIN: 17-09-446-011-0000

Query of Cook County Clerk's Office

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## Exhibit B

### Permitted Exceptions

1. 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.
2. Party Wall Agreement recorded as document no. 90102648 made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 61477 and Ahmanson Commercial Development Company and the terms, provisions, conditions and limitations contained therein.  
Amendment recorded May 12, 1992 as document no. 92325436.  
Affects the North Line of the Land
3. Survey prepared by National Survey Service, Inc., dated July 20, 2021, No. N-1370714, shows the following:
  - a. Southeast corner of building at grade over the South line by 0.01' and over the East line by 0.02'.
  - b. Intentionally Deleted
  - c. Concrete and brick wall of basement over the South line and over the East line by undisclosed amounts and Concrete retaining wall at basement over the South line by an undisclosed amount.
  - d. Overhead metal sign at 2nd floor over the East line by 0.87' and over the South line by 1.14'.
  - e. Southeast corner of granite ledge at 4th floor over the East line 0.81' and over the South line by 0.79'.
  - f. Sprinklers over the South line by undisclosed amounts.
  - g. Southwest corner of building at grade over the South line by 0.04' and over the West line by 0.08'.
  - h. Southwest corner of granite ledge at 4th floor over the South line by 0.88'.
  - i. Underground pedestrian tunnel at basement floor over the West line - blocked at foundation wall of basement.
  - j. Metal stack over the West line at 3rd floor by 2.53' and over the West line at roof by 4.20'.
  - k. Metal vents over the West line by 1.18, 1.17', 1.51', 1.73' and 0.60'.
  - l. Window sill 0.10' wide and iron bumper 1.30' wide over the West line.
  - m. Northwest corner of 2 story building section at grade over the North line by 0.29'.
  - n. Northwest corner of 25 story brick building at 6th floor over the North line by 0.13'.
  - o. Northeast corner of 25 story brick building at roof over the North line by 0.18'.
  - p. Northeast corner of 25 story brick building at grade over the North line by 0.08' and over the East line by 0.06'.
  - q. Northeast corner of granite ledge at 4th floor over the East line by 0.78'.
  - r. Corner of granite entry over the East line by 0.27' to 0.29'.
  - s. Overhead granite ledge at the 4th floor over the East line and South line by undisclosed amounts
  - t. Overhead metal canopy over the South line by undisclosed amounts.
4. Rights of tenants, as tenants only with no right to purchase, as of the date of the conveyance, and rights of all parties claiming thereunder.