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**SPECIAL WARRANTY DEED
(Illinois)**

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THIS INDENTURE, made as of the 2nd day of January, 1990 by and between THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, party of the first part, and BOULEVARD TOWERS EAST ASSOCIATES, an Illinois general partnership, 111 East Wacker Drive, Suite 1200, Chicago, Illinois 60601, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, an undivided fifty percent (50%) interest in and to the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof. **\$16.00**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming or to claim the same, by through or under it, it WILL WARRANT AND DEFEND.

Permanent Real Estate Index Number(s): 17-10-304-006
17-10-304-007 &
17-12-304-008

Address(es) of real estate: Vacant; East South Water Street and Lake Street and Columbus Drive, Chicago, Illinois 60601

This instrument was prepared by: Altheimer & Gray
10 South Wacker Drive,
Suite 4000,
Chicago, Illinois 60606

Mail to: Send Subsequent bills to:
James H. Pinkert
c/o Altheimer & Gray
Suite 4000
10 South Wacker Drive
Chicago, Illinois 60606
Boulevard Towers East Associates
111 East Wacker Drive
Suite 1200
Chicago, Illinois 60611

OR RECORDER'S OFFICE BOX NO. 6

JHP02346

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65-65-722 D1

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I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) 2 OF SECTION 4. OF THE REAL ESTATE TRANSFER ACT 17-19 1/2/90

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ENCLOSURE

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

Deputy Clerk

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CLERK OF THE COURT
COOK COUNTY, ILLINOIS
JAN 10 2007

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EXHIBIT "A"

PARCEL 1:

Lots 4 and 12, and the East 9.07 feet of Lot 3 (being all that part of Lot 3 lying East of that portion of said Lot heretofore taken and condemned by the City of Chicago for street purposes in Case No. 33202, County, Court of Cook County, Illinois), all in Block 6 in the Illinois Central Railroad Company's Subdivision of Lots 1 to 6 inclusive in Block 6 in Fort Dearborn Addition to Chicago, also of the addition to said Block 6 and a Subdivision of Lots 1, 2, 3, 4 and 6 in Block 11 in Fort Dearborn Addition to Chicago, also of addition to said Lots, in the South West quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, as per plat recorded January 21, 1856 in Book 98 of Maps Page 36, as Document No. 66635 in Cook County, Illinois.

ALSO

PARCEL 2:

All of the East-West 12 foot alley vacated by ordinance passed by the City Council of the City of Chicago on July 5, 1972 lying South of and adjoining the South Line of Lots 3, 4 and 12, lying North of and adjoining the North Line of Lot 5 and lying East of and adjoining a line drawn from a point on the North Line of said Lot 5, said point being 61.5 feet East of the West line of said Lot, to a point on the South line of Lot 3, said point being 9.07 feet West of the East line of said Lot, in Block 6 of said Illinois Central Railroad Company's Subdivision.

ALSO

PARCEL 3:

Lots 5, 6, 7, 8, 9, 10 and 11 (except the West 61.50 feet of said Lots 5, to 11 both inclusive) in Block 6 in the Illinois Central Railroad Company and James F. Joy's Subdivision of Lots 1 to 6, inclusive, in Block 6; also of the Addition to said Block 6, and of Lots 1, 2, 3, 4 and 6 in Block 11 of the Addition to said Lots, all in Fort Dearborn Addition to Chicago, in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded January 21, 1856 as Document No. 66635 in Book 98 of Maps Page 36, in Cook County, Illinois.

ALSO

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PARCEL 4:

Perpetual right and easement for the benefit of Parcels 1, 2, 3 and 5 created by Trustee's Deed dated July 5, 1972 and recorded December 8, 1972, as Document No. 22152107 made by American National Bank and Trust Company of Chicago, not personally but as Trustee under the provisions of Deeds in Trust duly recorded and delivered to said Trustee in pursuance of certain Trust agreements dated March 1, June 11 and July 14, 1971, respectively, and known as Trust Number 30316, 75802 and 75906, respectively, to Illinois Central Railroad Company for the perpetual right to construct, maintain, repair and replace supporting columns, caissons and beams for building or buildings in the following described real estate:

All of the land, property and space in that part of North Beaubien Court, a vacated street, 50 feet wide (formerly known as Central Avenue) as shown on the plat of the Subdivision of Lots 1 to 6, both inclusive, in Block 6 in Fort Dearborn Addition to Chicago, also of Addition to said Block 6 and Subdivision of Lots 1, 2, 3, 4 and 6 in Block 11 in Fort Dearborn Addition to Chicago, also of Addition to said Lots; which plat was recorded January 21, 1856, in Book 98 of Maps, Page 36, as Document No. 6635, in Cook County, Illinois, which is bounded and described as follows:

Beginning on the East line of said North Beaubien Court, at the North West corner of Parcel "K" as shown and described on the plat titled "Plat of Mid America, a Resubdivision of the Prudential and Illinois Central Subdivision" (which plat was recorded in the Office of the Recorder of Cook County, Illinois, on November 20, 1957 as Document No. 17059914); and running thence westwardly along a straight line (which if extended, will intersect with the West line of said North Beaubien Court at the South East corner of Lot 11 in Block 6 in said Subdivision of Lots in Block and 11 in Fort Dearborn Addition to Chicago), a distance of 8.001 feet to an intersection with a line which is 8.00 feet, measured perpendicularly West from and parallel with said East line of North Beaubien Court, thence North along said parallel line, a distance of 310.626 feet to an intersection with the South line, extended East, of East South Water Street, 66 feet wide, as said East South Water Street is located in Fort Dearborn Addition to Chicago; thence East along said Eastward extension of the South line of East South Water Street, a distance of 8.00 feet to an intersection with said East line of North Beaubien Court, and thence South along said East line of North Beaubien Court, a distance of 310.671 feet to the point of beginning; and which lies below, and extends downward from a horizontal plane having an elevation of 6.90 feet above Chicago City Datum.

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PARCEL 5:

All that part of North Beaubien Court, (vacated by ordinance passed by the City Council of the City of Chicago on July 5, 1972) lying East of and adjoining the East line of Lots 5 to 12, both inclusive, and the East line of said Lot 5 produced North 12 feet, in Block 6 of Illinois Central Railroad Company's Subdivision of Block 6 and Lots 1, 2, 3, 4 and 6 and 6 in Block 11 in Fort Dearborn Addition to Chicago in the South West fractional quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian; lying West of and adjoining the East line of North Beaubien Court, being a line 50 feet East of and parallel with the East line of said Lots 5 to 12, both inclusive, and the East line of said Lot 5 produced North 12 feet; lying South of and adjoining the North line of said Lot 12 produced East to the East line of said North Beaubien court and lying North of and adjoining a line drawn from the South East corner of said Lot 11 to the intersection of the East line of said North Beaubien Court and the North line of East Lake Street, said North line of East Lake Street shown and defined on the "Plat of Mid-America" which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 20, 1957 as Document No. 17069914; except that part thereof described as follows:

Beginning on the East line of said North Beaubien Court, at the North West corner of Parcel "X" as shown and described on the plat titled "Plat of Mid America, a Resubdivision of the Prudential and Illinois Central subdivision" (which plat was recorded in the Office of the Recorder of Cook County, Illinois, on November 20, 1957 as Document No. 17069914); and running thence Westwardly along a straight line (which if extended, will intersect the west line of said North Beaubien Court at the South East corner of Lot 11 in Block 6 in said Subdivision of Lots in Blocks 6 and 11 in Fort Dearborn Addition to Chicago), a distance of 8.001 feet to an intersection with a line which is 8.00 feet, measured perpendicularly West from the parallel with said East line of North Beaubien Court; thence North along said parallel line, a distance of 310.626 feet to an intersection with the south line extended East, of East South Water Street, 65 feet wide, as said East south Water Street is located in Fort Dearborn addition to Chicago; thence East along said Eastward extension of the South line of East South Water Street, a distance of 8.00 feet to an intersection with said East line of North Beaubien Court; and thence South along said East line of North Beaubien Court, a distance of 310.671 feet to the point beginning; and which lies below and extends downward from a horizontal plane having an elevation of 6.90 feet above Chicago City Datum, in Cook County, Illinois.

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