7 mm ab 1 - 20 x - 14-71	The above space for recorder a use only
THIS INDENTURE WITNESSETH, THAT THE GRANTOR. SOUTH TOWER ASSOCIATES, an Illinois general partnership, 111 E. Wacker Dr., Suite 1200, Chicago fathe County of Cook and State of Illinois for and in consideration	
free specific Ten and no/100	
n nung nu d. and of other good and valuable	r considerations, receipt of which is hereby duly acknowledged. Remise,
ਰਿਤਜੇਵੇਦੂ and the emerican Nation?	AL BANK AND TRUST COMPANY OF CHICAGO, a national banking treet. Chicago, Llinois, as Trustee under the provisions of a certain Trust
Versionment, dates the 6th sa	y of October 1989 and known as Trust Number 109744-00
the following described real estate in the Co	unity of Cook and State of Illinois, to wit:
Grantor, for itself, and its su with Trustee, its heirs and ass anything whereby the said premi	d hereto and made a part hereof. uccessors, does covenant, promise and agree, to and signs, that it has not done or suffered to be done, ises herby granted are, or may be, in any manner as herein recited; and that the said premises, laiming or to claim the same, by through or under i
X	
Address of Property: 105 Y	Michigan Chicago, IL 60601
PIN #17-10-304-016 and	17-10-304-019
The State of the History for the test estate with the State	anguary many excessions of the ship for the uses also purposes herein and in said Trust Agreement
The second of th	ree : org.: inage protect and subdivige said rest estate of any field improved in this less care in the control of the control
In the load shall are party leating with sont Trustee in increase singlife increased in the same stand in the same of the same stand in the same stand	to any succeedant of the first
This represents it made upon the colorest endomination and Thistee and is invested to inversely in the invested to inversely and invested and invest	a municipions that notiner tuneries National Hank and "Tu t 'impany of Vitrage, individually of se- personal infinition for subjected in an risks index index on it of the vortice of program and infinition of the presistant of this less of 3 Trust terestant of the vortice should said real visite on and all such liability heads even expresses assend and recessed that the Trustee in memorphism with said real visite may be unlocked to the new of the them with the control of the them of the control of
THE STREET, IN CHO IS GIT SE THE THE PRINT SHAPE STREET	under said Tries Agreement and of all persons risiming under the art of them sticil in omig- imper nisposition of said real estate and tuen interest is hereby declared; in the personal projects that or equilable, in or to tail real estate as such but only as interest in thing, stalls and property of American National Eams and Tries Company of Chinggo the entire real of equilable title in
If the little to any of the above real obtain to new or hereal title or dublicate thereof, or memorial, the words. In this is no such reas made and provided.	flor registered, the Registrar of Titles is hereby directed not to register or note in the registrate of expan remailtion, or with limitations, or words of similar import, in orwards no elly the statute in
and the soid granter hereby expressly waite nists of littless previding for exemption or necessional from on	
•	hereunto set 10711371 19.00
wat this 2nd	
	SEE ATTACHED PAGE 2
	(SEAL) (SEAL)
STATE OF	the State aforesaid, do hereby certify that
personally anown to me to be the same person	
appeared beture me this day in person and acknowledged delivered the said instrument as-	free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.	
GIVEN under my hand and	
	Notary Public

HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH C. SECTION 4. OF THE REAL ESTATE THANSFER ACT. LAMOR

and after recarding send benough Bank and Trum Company of to: Chicago

48-38

205 North Michigan, Chicago,

90010833

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER ISS CHICAGO IRANSACTION TAX/ORDHANICE DE PAUAGICAPHES). C. OF SECTION 200.1-286 OF SAID ORDHANICA.

Property of Cook County Clerk's Office

880000

Anything herein to the contrary notwithstanding, the liability of Metropolitan Structures ("Structures") shall only be collected from Structures' assets and property as an Illinois general partnership. No partner of Structures shall be individually or personally liable in respect of any claim arising or related to this Special Warranty Deed in Trust. A deficit capital account of any partner in Structures shall not be deemed an asset or property of Structures.

> SOUTH TOWER ASSOCIATES, an Illinois general partnership

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New

Jersey corporation, a general

Property of Cook County Clark's Office Illinois general partnership,

90947693

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above the county and State aforesaid, DO HEREBY CERTIFY, that the above the county the county that the above the county that the above the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said partnership and as a partner of Metropolitan Structures, an Illinois general partnership, as a general partner of East Tower Associates, an Illinois general partnership, for the uses and purposes therein set forth.

Given under my hand and seal this $\frac{2946}{2}$ day of January A.T. 1990.

STATE OF ILLINOIS) (S. COUNTY OF C O O K)

Notary Public

"OFFICIAL SEAL"

NADINE K. BRYANT

NOTARY PUBLIC STATE OF ILLINOIS

My Commission Expires Nov. 9, 1991

I, the undersigned, a Notary Public in and for the County and State of aforesaid, Do AFREBY CERTIFY, that the above named FRAKE A MAYSON , Vice President of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as general partner of South Tower Associates, an Illinois general partnership for the uses and purposes therein set forth.

Given under my hand and seal this 23:6 day of January A.D. 1990.

Colleen A. Greer
Notary Public, State of Illinois
My Commission Expires April 27, 1992

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FARCEL 1:

A parcel of land, comprised of a part of each of Tots 7, 8, 9, 10 and 11 in Block 6 in the Illinois Central Railroad Company's Subdivision of Tots 1 to 6, slock o in the Lilinois Central Railroad Company's Supcivision of Fots 1 to 5, 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 Southwest Duarter of Section 10, Township 39 North, Pange 14 East of the Third Principal Meridian as per Plat recorded January 21, 1856 in Book 93 of Maps, Page 36, as Document Number 66635, in Cook County, Illinois;

Together with a part of vacated N. Beaubien Court, 50 feet wide, lying East of and adjoining said Lots 7, 5, 9, 10 and 11 in Block 6 aforesaid; and

Fart of the lands lying East of and adjoining Fort Tearborn Addition to Chicago, being the whole of the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, which parcel of land is bounded and described as follows:

Beginning on the South line of said Lot 11 in Flock 6, aforesaid, at the point of intersection of said South line with the East line of the West 61.50 feet of said Lot 11, and running

Therce North Long the East line of the West 61.50 feet of said Lots 11, 10, 9, 8 and 7 in Block 6, aforesaid, a distance of 100.986 feet to the point of intersection of said East line of the West 51.50 feet of Lot 7 with the Westward extension of a line 195.00 feet, measured at right angles, South from and parallel with the South line of E. Water Street, 92.00 feet wide, as said F. Fouth Water Street of dedicated by instrument recorded in the Pecorder's Office of Cook County, Illinois on the 3rd day of May, 1972, as Document Number 21889519:

There East along the Westward extension of said parallel line a distance of 119.706 feet to an intersection with the East line of said N. Beaubien Court vacated by Ordinance passed by the City Council of the City of Chicago on the 5th day of July, 1972, and recorded in said Recorder's Office on the 8th day of December, 1972, as Document Number 2/152086;

Thence East along said line 195.00 feet, reasured at right angles, South from and parallel with the South line of said b. South Water Street, 92.00 feet wide said parallel line being perpendicular to said East line of vacated N. Beaubien Court), a distance of 164.50 feet;

Thence North along a line 164.50 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Rearbien Court, and along a Morthward extension thereof, a distance of 220.34 feet to an intersection with a line 20.66 feet, measured perpendicularly, South from and parallel with the control of said P. South More and parallel with the centerline of said E. South Water Street, 92.10 feet wide;

Theree East along said last mentioned parallel line a distance of 76.50 feet to an intersection with the Northward extension of a line 241.00 feet, reasured perpendicularly, East from and parallel with said last line of vacated N. Beaubien Court;

Theree South along said Northward extension, and along said parallel line, a distance of 323.013 feet to an intersection with the North line of Forcel "K" in "Plat of Mid-America" a Resubdivision of the Prudential and Illinois Central Subdivision (which Resubdivision was recorded in said Recorder's Office on the 20th day of Movember, 1957 in Book 504 of Plats at Pages 1 to 11, both inclusive, as Document Number 17069914);

Therce West along said North line of Parcel "K" a distance of 241.00 feet to the Morthwest corner of said Parcel "K" (said Morthwest corner of Parcel "K" being a point on said East line of vacated N. Beaubien Court); Thence Westwardly along a straight line a distance of sutheast corner of said Lot 11 in Block 6, aforesaid; and
Thence West along the South line of said Lot 11 in Block 6, aforesaid, at stance of 69.71 feet to the point of beginning.

Southeast corner of said Lot 11 in Block 6, aforesaid; and

distance of 69.71 feet to the point of beginning.

Excepting from said parcel of land that part thereof bounded and described as fallows:

Beginning at that corner of said parcel of land situated on the East line of said vacated N. Beaubien Court at the Northwest corner of Parcel "K" of

"Plat of MUNOFFICIAL COPY 3

Therce Westwardly along a straight line 'which if extended will intersect the West line of said vacated N. Beaubien Court at the Southeast corner of lot 11 in Block 6, aforesaid), 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 vacated N. Beaubien Court;

Thence North along said parallel line a distance of 102.528 feet to an intersection with the Westward extension of said line 195.00 feet, measured perpendicularly, South from and parallel with the South line of said F. South Water Street, 92.00 feet wide;

Thence East along said extended line a distance of 9.00 feet to an intersection with said East line of vacated N. Reaubien Court; and

Thence South along said East line of vacated N. Reaubien Court, a distance of 102.673 feet to the point of beginning;

And lying below and extending downward from a horizontal plane having an elevation of 6.90 feet above Chicago City Datum.

And excepting from said Parcel of land that part thereof bounded and described as follows:

Reginning at that corner of said Parcel of land situated on the East line of said vacated . Beaubien Court at the Northwest corner of Parcel "K" of "Plat of Mid-America", aforesaid, and running

Thence North along said East line of vacated N. Beaubien Court a distance of 102.673 feet to an intersection with said line 195.00 feet, measured perpendicularly, South from and parallel with the South line of E. South Water Street, 92.00 feet wide;

Thence East along said parallel line (said parallel line being perpendicular to said East line of vacated N. Beaubien Court), a distance of 117.392 feet;

Theree South along a line parallel with said East line of vacated M. Beaubien Court, a distance of 102.673 feet to an intersection with the North line of said Parcel "K" in "Plat of Mid Testica", aforesaid; and

Thence West along said North line of Parcel "K" a distance of 117,882 feet to the point of beginning;

And lying below, and extending downward from, an inclined plane rising from an elevation of 10.50 feet above Chicago City Latum along said North line of Parcel "K" to an elevation of 10.83 feet above Chicago City Latum, along said line which is 195.00 feet, measured perpendicularly, South from and parallel with said South line of E. South Water Street, 92.00 feet wide;

And excepting from said Parcel of land that part thereof (heretotors dedicated for E. South Water Street) bounded and described as follows:

Beginning at that corner of said parcel of land which is 164.50 feet, measured perpendicularly, East from a Northward extension of the East line of vacated N. Beaubien Court, and 20.66 feet, measured perpendicularly, South from the centerline of said E. South Water Street, 92.00 feet wide, and running

Theree East along a line 20.66 feet, measured perpendicularly, South from and parallel with the centerline of E. South Water Street, 92.00 feet wide, a distance of 76.50 feet to an intersection with the Northward extension of a line 241.00 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court;

Thence South along said Northward extension and along said parallel line, a distance of 25.34 feet to an intersection with the South line of said E. South Water Street;

Thence West along said South line of E. South Water Street a distance of 75.50 feet to an intersection with a line 164.50 feet, measured respendicularly, East from and parallel with said East line of vacated N. Beaubien Court; and

There North along said parallel line, and along a Northward extension thereof, a distance of 25.34 feet to the point of beginning;

and lying below and extending contract from the Contract planes establishing the upper limits of the land, property, and space dedicated for E. South Water Street, 92.00 feet wide.

PARCEL 2:

Perpenual right and easement for the benefit of Parcel 1 to construct, maintain and repair caissons, columns and other necessary supports in that part of the land under the West 117.882 feet of the East 241 feet of Parcel 1 for buildings to be constructed upon said Parcel 1 and adjoining property as created by Easement Agreement between Illinois Central Gulf Pailroad Company, a corporation of Delaware, and American National Bank and Trust Company of Chicago, a national tanking association, as Trustee under Trust No. 75802, dated October 7, 1976 and recorded October 7, 1976 as Document Number 23665779 and as amended by Amendment dated October 6, 1977 and recorded October 11, 1977 as Document Number 24141634 and as amended by Amendment dated February 2, 1982 and recorded as document number 26133432.

PAPCEL 3:

Perpetual right and easement for the benefit of Parcel 1 to place, maintain and repair (and to replace if destroyed) the structure, foundations and supports at the approximate locations within dedicated East South Water Street as shown and described on Scaet 2 of Plat of Dedication dated April 14, 1972 made by Illinois Central Pailroal Company, recorded May 3, 1972 as Document Number 21889519, as:

- /11 Peserved in Mlat of Dedication recorded as Document Number 21889519; and
- (2) Conveyed by Deel dated October 7, 1976 and recorded October 7, 1976 as Document Number 23665/77, 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 Octroer 6, 1977 and recorded October 11, 1977 as Document Number 24141633, made by Illinois Central Gulf Pailroad Company to American Mational Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, in Cook County, Illinois.

PARCEL 4:

Perpetual right and easement for the benefit of Pircel 1 created by Trustee's Deed dated July 5, 1972 and recorded December 8. 1972 as Document Number 22152107, made by American National Bank and Trust Company of Chicago, not personally, but as Trustee under the provisions of leed, in Trust duly recorded and delivered to said Trustee in pursuance of certain flust Agreements, Trust Numbers 30316, 75802 and 75906, respectively, to Illinois Central Railroad Company for the perpetual right to construct, maintain and repair supporting columns, caissons and beams for building or buildings in that part of the following described real estate lying South of the North line of said Parcel 1:

All of the land, property and space in that part of North Beaubian /curt, 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 5 in Block 11 in Fort Dearborn Addition to Chicago, also of Addition to said Lots, which plat was recorded January 21, 1956 in Book 98 of Maps, Page 36 as Document Number 66635, in Cook County, Illinois, which is bounded and described as follows:

Beginning on the Fast line of said North Beaubien Court, at the Northwest corner of Parcel "N" 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 Deeds of Cook County, Illinois on November 20, 1957 as Document Number 17069914); and running thence Westwardly along a straight line (which if extended, will intersect the West line of said North Beaubien Court, at the Southeast 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 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 Etreet & filtance of 100 feet to an intersection with said East line of North Beaubien; 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.

PARCEL 5:

Perpenual rights and easement as created by Soulevard Towers Easements, Feservations, Covenants and Restrictions by and among American National Bank and Trust Company of Chicago, as Trustee under Trust No. 46448, American National Bank and Trust Company of Chicago, as Trustee under Trust No. 55461, and American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, dated June 13, 1983 and recorded June 29, 1983 as Document Number 26665607 and as amended by Amendment of Boulevard Towers Easements, Feservations, Covenants and Restrictions dated October 16, 1986 recorded October 24, 1986 as Document Number 86496543.

PARCEL 6:

Perpetual right and easement for the benefit of Parcel 1, created by Slab Support Easement dated November 15, 1979 and recorded December 5, 1979 as Document Number 25268635, 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 Parcel 1.

FARCEL 7:

Peciprocal easements and Jights for the benefit of Parcel 1 to use the concourse level of "Two Illinois Center" as created by Peciprocal Easement Agreement by and between Metropolitan Two Illinois Center and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 11, 1971 known as Trust No. 75802, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1979 known as Trust No. 46448, dated February 2, 1982 and recorded February 3, 1982 as Document Number 26133433, in Cook County, Illinois