

TRUSTEE'S DEED

THIS INDENTURE, dated January 20, 1998

between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated October 6, 1989

known as Trust Number 109745-09 party of the first part, and

BYE Development L.L.C., an Illinois limited liability company,

(Reserved for Recorders Use Only)

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As property bordered on the south by E. Lake Street, on the east by N. Stetson Ave., on the north by E. South Water Street, in Chicago, IL  
Property Index Number 17-10-304-020

Lawyers Title Insurance Corporation

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part, subject to the matters set forth on Exhibit B.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

Prepared By:  
American National Bank &  
Trust Company of Chicago

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally,

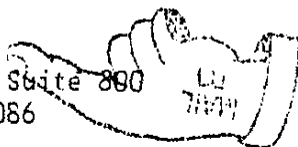
By: MILLEN F. NEARY  
TRUST OFFICER

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.  
GIVEN under my hand and seal, dated

L.M. Soviński  
NOTARY PUBLIC



MAIL TO: Virginia M. Harding  
Gould & Ratner  
222 N. LaSalle St., Suite 890  
Chicago, IL 60601-1086



97-05752

Property of Cook County

CITY OF CHICAGO  
DEPARTMENT OF TREASURY  
33000.00  
14000  
4000

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 20 '98  
DEPT. OF REVENUE  
400.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 20 '98  
DEPT. OF REVENUE  
999.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 20 '98  
DEPT. OF REVENUE  
999.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 20 '98  
DEPT. OF REVENUE  
999.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 20 '98  
DEPT. OF REVENUE  
999.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JAN 20 '98  
202.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JAN 20 '98  
999.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JAN 20 '98  
999.00

# UNOFFICIAL COPY

LEGAL DESCRIPTION OF SOUTHWEST TOWNSHIP EAST PROPERTY  
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 Quarter 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 N. Beaubien Court, 50.00 feet wide, vacated by Ordinance passed by the City Council of The City of Chicago on the 5th day of July, 1972 and recorded in the Recorder's Office of Cook County, Illinois on the 8th day of December, 1972 as Document Number 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 in said Recorder's Office on the 3rd day of May, 1972 as Document Number 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 N. Stetson Avenue, 74.00 feet wide, as said street is defined in the Amendatory Lake Front Ordinance passed by the City Council of The City of Chicago on the 17th day of September, 1969; thence South along said West line of N. Stetson Avenue (said West line being a line 377.50 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court) a distance of 297.673 feet to the Northeast corner of Parcel "X" 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 November, 1957 in Book 504 of Plats at Pages 1 to 11, both inclusive, as Document Number 17069914); thence West along the North line of said Parcel "X" 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 N. Beaubien Court; and thence North along said parallel line a distance of 297.673 feet 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 in the Recorder's Office of Cook County, Illinois on the 3rd day of May, 1972 as Document Number 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 Quarter 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 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 N. Beaubien Court, 50.00 feet wide, 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 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 center line 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 N. Stetson Avenue, 74.00 feet wide, as said N. Stetson Avenue was dedicated by said instrument recorded in said Recorder's Office on the 3rd day of May, 1972 as Document Number 21889519; thence South along said Southward extension of said West line of N. 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.

20080020

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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 East 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 Number 21889519, as:

- (1) Reserved in Plat of Dedication recorded as Document Number 21889519 and
- (2) Conveyed by Deed dated October 7, 1976 and recorded October 7, 1976 as Document Number 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 Number 24141637, 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.

PARCEL 4:

Easements 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 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 for parking, pedestrian areas, domestic water supply, sprinkler and fire protection, support, 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 recorded October 24, 1986 as Document Number 86496543.

PARCEL 5:

Slab support easement for the benefit of Parcels 1 and 2 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 Parcels 1 and 2.

PARCEL 6:

Reciprocal easements for the use of the concourse level of "Two Illinois Center" as created by Reciprocal 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.

Permanent Index Nos. 17-10-304-020

Commonly known as vacant land bounded by East South Water Street, Lake Street and North Stetson, Chicago, Illinois.

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Property of Cook County Clerk's Office

Exhibit B

1. Party of the second part may not construct a building in the air space which includes the area above a horizontal plane located at the top of the floor slab of the 35th floor of the Boulevard Towers South Building ("BTS"), being the building located immediately to the west of the property described on Exhibit A (the "Property") extended east over the Property and the area south of a vertical plane extended from the common center line of the columns on the north side of BTS extended east over the Property.

2. Party of the second part shall complete the pedestrian walkway contemplated by PD70 to BTS and to the Athletic Club located on the east side of Stetson Avenue, including without limitation the bridge over Stetson.

3. Party of the second part shall provide 127 parking spaces in the garage on the Property in excess of those required under PD70 by the use of the Property by the party of the second part.

4. Party of the second part shall construct a ramp within the garage on the Property from intermediate level Stetson to the south-east corner of the garage of BTS in order to connect the garage on the Property to the garage in BTS.

5. Party of the second part shall pay all costs for paving, lighting, sidewalks and sewer connections on lower level Stetson which are required by the City of Chicago.

6. Party of the second part shall at its expense comply with all ordinances of the City of Chicago applicable to the Property or construction thereon.