

This instrument was prepared by  
Joseph D. D'Angelo, Esq.  
Eric I. Frank, Harris, Shriver & Jacobson  
One New York Plaza  
New York, New York 10004

Mul tax statements to  
Teachers Insurance and Annuity  
Association of America  
730 Third Avenue  
New York, New York 10017  
Attn: Managing Director,  
Real Estate Portfolio

SPECIAL WARRANTY DEED  
(Corporation to Corporation)  
(Illinois)

THIS AGREEMENT, made this 23<sup>rd</sup> day of March, 1998, between TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation, party of the first part, and TIAA REALTY, INC., a Delaware corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN Dollars and NO CENTS in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Trustees of said corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the party of the second party, and to its successors, and assigns, FOREVER, all 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

Together with all and singular the hereditaments and appurtenances thereto 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, successors, 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 successors, 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 encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to current taxes and other assessments, reservations in patents, leases and rights of tenants and parties in possession, such state of facts an accurate survey may show, or personal inspection may reveal, zoning and building codes and ordinances, and all easements, rights of way, encumbrances, liens, covenants, restrictions, obligations and liabilities as may appear of record

Exempt under provisions of Paragraph 4, Section 6,  
Real Estate Transfer Act

RETURN DOCUMENT TO  
CHICAGO TITLE INSURANCE COMPANY  
171 NORTH CLARK STREET, MLO40P  
CHICAGO, ILLINOIS 60601-3294  
ATTN: Gene Zelucki

A# 5223 - Zielinski - ON

EX 335 171

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 its *Assoc Director*, and attested by its *Director* the day and year first above written

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation

By *Jennifer Hochstaube*  
Name *Jennifer Hochstaube*  
Its *Assoc. Director*

Attest *James P. Carofalo*  
Name *James P. Carofalo*  
Its *Director*

Property of Cook County Clerk's Office

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STATE OF NEW YORK ) ss  
COUNTY OF NEW YORK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
John A. [unclear] be personally known to me to be the Assoc. Director of TEACHERS INSURANCE AND  
ANNUITY ASSOCIATION OF AMERICA, a New York corporation, and James P. [unclear] personally known to  
me to be the Director of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a  
New York corporation and personally known to me to be the same persons whose names are subscribed to the  
foregoing instrument, appeared before me this day in person, and severally acknowledged that as such  
Assoc. Director and Director, they signed and delivered the said instrument and caused the corporate seal of  
said corporation to be affixed thereto, pursuant to authority, given by the Board of Trustees of said corporation as  
their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein  
set forth, including the release and waiver of the right of homestead

Given under my hand and notarial seal, this 18th day of March, 1988

Kenneth Browd  
Notary Public

My commission expires on January 21, 1989

KENNETH S. BROWD  
Notary Public, State of New York  
No. 01BR50711/18  
Qualified in Kings County  
Commission Expires January 21, 1989

202996

Property of Cook County Clerk's Office

## EXHIBIT A - LEGAL DESCRIPTION

## PARCEL 1:

That part of Lot 1 in Block 84, lying East of South Market Street, in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, together with Lots 5, 6, 7, 8, 11, 12, 13, 14, 17 and 18 in Egan and Morris' Subdivision of Lots 2, 3 and 4 in Block 84, aforesaid, together with Lots 1 to 9, both inclusive, in Assessor's Division of Lots 1 and 2 in Egan and Morris' Subdivision, aforesaid, bounded and described as follows:

Beginning at the Northeast corner of Lot 1 in Block 84, aforesaid; thence South 0 Degrees 00 Minutes 00 Seconds West along the East line of said Block, being also the West line of South Franklin Street, a distance of 397.86 feet to the Southeast corner of Lot 2 in the Assessor's Division, aforesaid; thence North 89 Degrees 52 Minutes 00 Seconds West along the South line of Block 84, aforesaid, being also the North line of West Van Buren Street, a distance of 86.00 feet to a point; thence North 0 Degrees 00 Minutes 00 Seconds East parallel with the East line of said Block, a distance of 85.81 feet to a point, said point being 86.00 feet West (measured perpendicularly) of the East line of said Block; thence North 45 Degrees 00 Minutes 00 Seconds West a distance of 71.39 feet to a point, said point being 261.86 feet South of the North line of said Block and 136.48 feet West of said East line (measured perpendicularly respectively); thence North 0 Degrees 00 Minutes 00 Seconds East a distance of 124.88 feet to a point, said point being 136.98 feet South of said North line and 136.48 feet West of said East line (measured perpendicularly, respectively); thence North 45 Degrees 00 Minutes 00 Seconds East a distance of 71.39 feet to a point, said point being 86.32 feet South of said North line and 86.00 feet West of said East line (measured perpendicularly, respectively); thence North 0 Degrees 00 Minutes 00 Seconds East a distance of 86.32 feet to a point on said North line, said point being 86.00 feet West of the hereinabove designated point of beginning, as measured on said North line, being also the South line of West Jackson Boulevard; thence South 89 Degrees 47 Minutes 33 Seconds East, along said North line, a distance of 86.00 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

## PARCEL 2:

Easements for the benefit of Parcel 1 for various purposes, as follows:

- (A) Construction, operation, reconstruction, management, maintenance, repair and use of the Winter Garden, as set forth in the Construction, Operation and Reciprocal Easement Agreement ("COREA");
- (B) Mechanical room;
- (C) Utilities;
- (D) Common areas;
- (E) Signs;
- (F) Public authorities;

- (G) Construction and repair;
- (H) Right of self-help; and
- (I) Escalators and stairway to and from the Winter Garden;

As set forth in the said "COREA" made by and between Chicago Title and Trust Company as Trustee under Trust Agreement dated October 2, 1985 and known as Trust Number 10-90030, Chicago Title and Trust Company as Trustee under Trust Agreement dated April 21, 1986 known as Trust Number 10-90001, and LaSalle National Bank as Trustee under Trust Agreement dated June 16, 1986 and known as Trust Number 111236, dated June 26, 1986 and recorded June 27, 1986 as Document 86-265,341, as amended by First Amendment to Construction, Operation and Reciprocal Easement Agreement dated March 3, 1988 and recorded June 7, 1988 as Document 88-246,981 all over and across those areas described in the COREA of the following described property, to wit:

That part of Lot 1 in Block 84, lying East of South Market Street, in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, together with Lots 5, 6, 7, 8, 11, 12, 13, 14, 17 and 18 in Egan and Morris' Subdivision of Lots 2, 3 and 4 in Block 84, aforesaid; together with Lots 1 to 9, both inclusive, in Assessor's Division of Lots 1 and 2 in Egan and Morris' Subdivision, aforesaid, bounded and described as follows:

Commencing at the Northeast corner of Lot 1 in Block 84 aforesaid; thence South 0 Degrees 00 Minutes 00 Seconds West along the East line of said Block, being also the West line of South Franklin Street, a distance of 397.86 feet to the Southeast corner of Lot 2 in the Assessor's Division, aforesaid; thence North 89 Degrees 52 Minutes 00 Seconds West along the South line of Block 84 aforesaid, being also the North line of West Van Buren Street, a distance of 86.00 feet to the herein designated point of beginning; thence North 0 Degrees 00 Minutes 00 Seconds East, parallel with the East line of said Block, a distance of 85.21 feet to a point, said point being 86.00 feet West (measured perpendicularly) of the East line of said Block; thence North 45 Degrees 00 Minutes 00 Seconds West a distance of 71.39 feet to a point, said point being 261.86 feet South of the North line of said Block and 136.48 feet West of said East line (measured perpendicularly respectively); thence North 0 Degrees 00 Minutes 00 Seconds East a distance of 62.44 feet to a point, said point being 199.42 feet South of said North line and 136.48 feet West of said East line (measured perpendicularly respectively); thence North 90 Degrees 00 Minutes 00 Seconds West, perpendicular to the East line of said Block, a distance of 188.85 feet to a point on the West line of Egan and Morris' Subdivision, aforesaid, being also the East line of South Market Street (now South Wacker Drive), said point being 200.11 feet South (as measured along the East line of South Market Street (now South Wacker Drive)) of the North line of said Block; thence South 0 Degrees 08 Minutes 18 Seconds West along said West line of Egan and Morris' Subdivision and along the West line of the Assessor's Division, aforesaid, being also the East line of South Market Street (now South Wacker Drive), a distance of 198.17 feet to the Southwest corner of Lot 2 in Assessor's Division, aforesaid; thence South 89 Degrees 52 Minutes 00 Seconds East along the South line of said block, being also the North line of West Van Buren Street, a distance of 239.81 feet to the hereinabove designated point of beginning, in Cook

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## EXHIBIT A - LEGAL CONTINUED

County, Illinois.

ALSO

That part of Lot 1 in Block 84, lying East of South Market Street, in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, together with Lots 5, 6, 7, 8, 12, 13, 14, 15, 17 and 18 in Egan and Morris' Subdivision of Lots 2, 3 and 4 in Block 84, aforesaid, together with Lots 1 to 9, both inclusive, in Assessor's Division of Lots 1 and 2 in Egan and Morris' Subdivision, aforesaid, bounded and described as follows:

Commencing at the Northeast corner of Lot 1 in Block 84, aforesaid; thence South 0 Degrees 00 Minutes 00 Seconds West along the East line of said Block, being also the West line of South Franklin Street, a distance of 397.36 feet to the Southeast corner of Lot 2 in the Assessor's Division, aforesaid; thence North 89 Degrees 52 Minutes 00 Seconds West along the South line of Block 84, aforesaid, being also the North line of West Van Buren Street, a distance of 86.00 feet to a point; thence North 0 Degrees 00 Minutes 00 Seconds East, parallel with the East line of said Block, a distance of 85.81 feet to a point, said point being 86.00 feet West (measured perpendicularly) of the East line of said Block; thence North 45 Degrees 00 Minutes 00 Seconds West a distance of 71.39 feet to a point, said point being 261.86 feet South of the North line of said Block and 136.48 feet West of said East line (measured perpendicularly, respectively); thence North 0 Degrees 00 Minutes 00 Seconds East a distance of 62.44 feet to the herein designated point of beginning, said point being 199.42 feet South of said North line and 136.48 feet West of said East line (measured perpendicularly, respectively); thence continuing North 0 Degrees 00 Minutes 00 Seconds East a distance of 62.44 feet to a point, said point being 136.98 feet South of said North line and 136.48 feet West of said East line (measured perpendicularly, respectively); thence North 45 Degrees 00 Minutes 00 Seconds East a distance of 71.39 feet to a point, said point being 86.32 feet South of said North line and 86.00 feet West of said East line (measured perpendicularly, respectively); thence North 0 Degrees 00 Minutes 00 Seconds East a distance of 86.32 feet to a point on said North line, said point being 86.00 feet West of the Northeast corner of Lot 1, aforesaid; thence North 89 Degrees 47 Minutes 33 Seconds West along said North line, being also the South line of West Jackson Boulevard, a distance of 238.85 feet to the point of intersection with the East line of South Market Street (now South Wacker Drive); thence South 0 Degrees 08 Minutes 18 Seconds West along along said East line of South Market Street and along the West line of Egan and Morris' Subdivision, aforesaid, a distance of 200.11 feet to a point; thence South 90 Degrees 00 Minutes 00 Seconds East, perpendicular to the East line of said Block, a distance of 188.85 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

WILLIAMSON TRUST CO.  
CHICAGO, ILL. INSURANCE COMPANY  
100 N. DEARBORN STREET, CHICAGO, ILL.  
200 N. LAKE STREET, CHICAGO, ILL.  
W. JAMES WILSON