

UNOFFICIAL COPY

THIS INSTRUMENT WAS
PREPARED BY AND AFTER
RECORDING RETURN TO
ROBERT McCORMACK, ESQ.
35 WEST WACKER
CHICAGO, IL. 60601

99931504

8083/0133 27 001 Page 1 of 24
1999-10-01 09:49:25
Cook County Recorder 129.00



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Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30th day of September, 1999, by 77 WEST WACKER LIMITED PARTNERSHIP (the "Grantor"), having an address at 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601, to 77 WEST WACKER DRIVE, L.L.C. (the "Grantee"), the tax mailing address of which is 77 West Wacker Drive, Suite 3900, Chicago, Illinois 60601.

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Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, Sells and Conveys unto Grantee and its successors and assigns, all right, title and interest of Grantor in the following described property (collectively the "**Property**").

- a. The real property described on Exhibit A attached hereto and made a part hereof (the "Land").
- b. All buildings, improvements, fixtures, structures, parking areas and landscaping on the Land;
- c. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including any and all mineral rights, development rights, water rights and the like;
- d. All right, title and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land;

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BOX 333-CTT

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- e. The interest of the tenant in a certain parcel (the "Air Rights Parcel") pertaining to the air space more particularly described in Parcel 7 in Exhibit A attached hereto and incorporated herein pursuant to a certain Lease dated March 7, 1991, between American National Bank and Trust Company of Chicago, as trustee under Trust Agreement dated November 26, 1985 and known as Trust Number 66121, as landlord, and 77 West Wacker Limited Partnership, an Illinois limited partnership, as Tenant, and recorded as Document Number 91119739 in the office of the Recorder of Cook County, Illinois (the "Air Rights Lease") and the interest of the party identified as 77 West Wacker Limited Partnership, an Illinois limited partnership, in a certain Parking Agreement (the "Parking Agreement") dated October 22, 1991 among American National Bank and Trust Company of Chicago, not personally but as trustee under trust agreement dated June 18, 1991 and known as trust number 52947, North Loop Transportation Center Limited Partnership and 77 West Wacker Limited Partnership (such rights being referred to as the "Appurtenances") pertaining to the property more particularly described in Parcel 11 in Exhibit A attached hereto and incorporated herein; and
- (f) The right, title and interest of the tenant under the Air Rights Lease to buildings, improvements, fixtures and structures on, in or appurtenant to the Air Rights Parcel.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

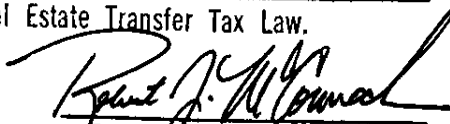
Grantor has not done or suffered to be done anything whereby the Property is or may be encumbered or charged, except for those matters set forth in Exhibit B attached hereto and incorporated herein (the "Permitted Encumbrances"). Grantor shall warrant and defend the Property against all persons lawfully claiming, or to claim the Property, by, through or under Grantor, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

77 WEST WACKER LIMITED PARTNERSHIP


Exempt Under Provisions of Paragraph E
Section 31-45, Real Estate Transfer Tax Law.

9/30/99
Date


Buyer, Seller or Representative

By: Prime Group Realty, L.P., a Delaware limited partnership, its general partner

By: Prime Group Realty Trust, a Maryland real estate investment trust, its managing general partner

By: 
Name: Jeffrey A. Patterson
Title: Executive Vice President

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STATE OF ILLINOIS)
COUNTY OF COOK) SS:

The foregoing instrument was acknowledged before me this 30th day of September, 1999 by JENNIFER A. PERKINS, EXEC VP of Prime Group Realty Trust, a real estate investment trust organized under the laws of Maryland, managing general partner of Prime Group Realty, L.P., a limited partnership organized under the laws of Delaware, general partner of 77 WEST WACKER LIMITED PARTNERSHIP, a limited partnership organized under the laws of Illinois, on behalf of the trust and such partnerships.



Nicole Kristin Genova
Notary Public

PIA 77 West Wacker Drive, Chicago

- PIAs: 17-09-421-006-0000
- 17-09-421-007-0000
- 17-09-421-008-0000
- 17-09-421-012-0000
- 17-09-421-013-0000
- 17-09-421-014-0000
- 17-09-421-015-0000
- 17-09-421-016-0000
- 17-09-421-018-0000
- 17-09-422-009-0000
- 17-09-422-010-0000
- 17-09-422-011-0000
- 17-09-422-012-0000

99931504

COOK County Clerk's Office

EXHIBIT A
UNOFFICIAL COPY
CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007822406 D1

5. THE LAND REFERRED TO IN THIS POLICY IS IN THE STATE OF ILLINOIS, COUNTY OF COOK AND IS DESCRIBED AS FOLLOWS:

A. FREE SIMPLE AS TO PARCELS 1, 2, AND 4; SAID PARCELS 1, 2, AND 4 BEING DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 3 (EXCEPT THE EAST 20.50 FEET THEREOF); TOGETHER WITH THE NORTH 1.00 FOOT OF THE ORIGINAL 18 FOOT ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 3 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 1 TO 9, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 4; TOGETHER WITH THE NORTH 1.50 FEET OF THE ORIGINAL 18-FOOT ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID SUBDIVISION OF LOT 4 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST 1/2 OF NORTH GARVEY COURT (SAID NORTH GARVEY COURT BEING THE WEST 1/2 OF LOT 2 AND THE EAST 20.50 FEET OF LOT 3; TOGETHER WITH THE NORTH 1.00 FOOT OF THE ORIGINAL 18-FOOT ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE AFORESAID PARTS OF LOTS 2 AND 3; THE SOUTH LINE OF SAID 1.00 FOOT STRIP, BEING THE NORTH LINE OF WEST HADDOCK PLACE AS ESTABLISHED BY ORDINANCE PASSED SEPTEMBER 17, 1852) LYING ABOVE AN INCLINED PLANE HAVING AN ELEVATION OF +17.26 FEET ABOVE THE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF BLOCK 17 AND HAVING AN ELEVATION OF +21.23 FEET ABOVE THE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF WEST HADDOCK PLACE ALL IN BLOCK 17, (AS VACATED BY THE CITY OF CHICAGO IN AN ORDINANCE PASSED MARCH 21, 1990 AND RECORDED APRIL 11, 1990 AS DOCUMENT 90164868), IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF WEST HADDOCK PLACE AS ESTABLISHED BY ORDINANCE PASSED SEPTEMBER 17, 1852; TOGETHER WITH THE SOUTH 1.50 FEET OF THE ORIGINAL 18 FOOT ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOT 5 IN BLOCK 17; ALSO, THE SOUTH 1.00 FOOT OF SAID ORIGINAL 18-FOOT ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 6 IN BLOCK 17, ALL TAKEN AS ONE TRACT, LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 20.50 FEET OF LOT 3 IN SAID BLOCK 17 AND LYING EAST OF THE WEST LINE OF BLOCK 17 AND ITS EXTENSIONS.

CONTINUED ON NEXT PAGE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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UNOFFICIAL COPY
CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1970)
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007822406 D1

(AS VACATED BY THE CITY OF CHICAGO IN AN ORDINANCE PASSED MARCH 21, 1990 AND RECORDED APRIL 11, 1990 AS DOCUMENT 90164868) IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

B. THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREBIN REFERRED TO AS THE LEASE, EXECUTED BY: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS TRUST NUMBER 66121, AS LESSOR, AND 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AS LESSEE, DATED MARCH 7, 1991, WHICH LEASE WAS RECORDED MARCH 18, 1991 AS DOCUMENT 91119739 WHICH DEMISED PARCEL 7 FOR A TERM OF YEARS AS SET FORTH THEREIN, AND DEMISES THE "APPURTENANT RIGHTS" SET FORTH IN PARCEL B OF EXHIBIT 'B' TO SAID LEASE OVER PARCEL 10 FOR SAID TERM, SAID PARCELS 7 AND 10 BEING DESCRIBED AS FOLLOWS:

PARCEL 7:

THE PROPERTY AND SPACE WHICH LIES BETWEEN HORIZONTAL PLANES WHICH ARE +50.63 FEET AND +80.63 FEET, RESPECTIVELY ABOVE THE CHICAGO CITY DATUM, AND WHICH IS ENCLOSED BY VERTICAL PLANES EXTENDING UPWARD FROM THE BOUNDARIES, AT THE SURFACE OF THE EARTH, OF THAT PART OF BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

ALL OF SUB-LOTS 1 TO 7 AND THE ALLEY IN THE ASSESSOR'S DIVISION OF LOT 5 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO; ALSO, LOT 6 (EXCEPT THE EAST 20.00 FEET THEREOF) IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 10:

THAT PART OF THE LAND DESCRIBED BELOW WHICH IS DEMISED AS APPURTENANT RIGHTS IN THE LEASE NOTED ABOVE:

THAT PART OF BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

ALL OF SUB-LOTS 1 TO 7, AND THE ALLEY IN THE ASSESSOR'S DIVISION OF LOT 5 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO; ALSO LOT 6 (EXCEPT THE EAST 20.00 FEET THEREOF) IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO; ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART WHICH LIES BETWEEN HORIZONTAL PLANES, WHICH ARE 50.63 FEET AND 80.63 FEET, RESPECTIVELY, ABOVE CHICAGO DATUM.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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OWNER'S POLICY (1970)
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007822406 D1

C. EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2, AND 4 CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT 90164870 AS AMENDED BY DOCUMENT 91096330 FOR INGRESS, EGRESS, CONSTRUCTION, USE, AND MAINTENANCE OF A PLAZA WALKWAY OVER PARCELS 3 AND 5, SAID PARCELS 3 AND 5 BEING DESCRIBED AS FOLLOWS:

PARCEL 3:

THAT PART OF THE EAST 1/2 OF NORTH GARVEY COURT (SAID NORTH GARVEY COURT BEING THE WEST 1/2 OF LOT 2 AND THE EAST 20.50 FEET OF LOT 3; TOGETHER WITH THE NORTH 1.00 FOOT OF THE ORIGINAL 18-FOOT ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE AFORESAID PARTS OF LOTS 2 AND 3, THE SOUTH LINE OF SAID 1.00 FOOT STRIP BEING THE NORTH LINE OF WEST HADDOCK PLACE AS ESTABLISHED BY ORDINANCE PASSED SEPTEMBER 17, 1852) LYING ABOVE AN INCLINED PLANE HAVING AN ELEVATION OF +17.26 FEET ABOVE THE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF BLOCK 17 AND HAVING AN ELEVATION OF +21.23 FEET ABOVE THE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF WEST HADDOCK PLACE AND LYING BELOW AN INCLINED PLANE HAVING AN ELEVATION OF 47.26 FEET ABOVE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF SAID BLOCK 17 AND HAVING AN ELEVATION OF +51.23 FEET ABOVE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF WEST HADDOCK PLACE, ALL IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF WEST HADDOCK PLACE AS ESTABLISHED BY ORDINANCE PASSED SEPTEMBER 17, 1852; TOGETHER WITH THE SOUTH 1.00 FOOT OF THE ORIGINAL 18-FOOT ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE WEST 1/2 OF LOT 7 AND THE NORTH LINE OF THE EAST 20.50 FEET OF LOT 6 ALL TAKEN AS ONE TRACT LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 20.50 FEET OF LOT 3 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 1/2 OF LOT 2 IN SAID BLOCK 17, LYING ABOVE AN INCLINED PLANE, HAVING AN ELEVATION OF +21.23 FEET ABOVE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF WEST HADDOCK PLACE AFORESAID, AND HAVING AN ELEVATION OF +21.72 FEET ABOVE CHICAGO CITY DATUM, MEASURED ALONG THE SOUTH LINE OF THE ORIGINAL 18-FOOT ALLEY AFORESAID, AND LYING BELOW AN INCLINED PLANE, HAVING AN ELEVATION OF +71.23 FEET ABOVE CHICAGO CITY DATUM, MEASURED ALONG THE NORTH LINE OF WEST HADDOCK PLACE AFORESAID, AND HAVING AN ELEVATION OF +71.72 FEET ABOVE CHICAGO CITY DATUM, MEASURED ALONG THE SOUTH LINE OF THE ORIGINAL 18-FOOT ALLEY AFORESAID, ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

D. EASEMENTS FOR SUPPORT AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 90164870 AS AMENDED BY DOCUMENT 91096330 OVER PARCEL 6, SAID PARCEL 6 BEING DESCRIBED AS FOLLOWS:

PARCEL 6:

THAT PART OF GARVEY COURT DEPICTED IN EXHIBIT "B" OF THE GRANT OF EASEMENT RECORDED AS

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CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY (1970) SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007822406 D1

DOCUMENT 56164870 AS AMENDED BY DOCUMENT 91096330.

E. RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 5, 1990 AND RECORDED AS DOCUMENT 91092145 MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1986 AND KNOWN AS TRUST NO. 1088617 AND 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, FOR A JOINT ACCESS STAIRWAY CONNECTING THE TWO PARTIES' PROPERTY AS SPECIFICALLY DESCRIBED IN SAID INSTRUMENT OVER PARCEL 8, SAID PARCEL 8 BEING DESCRIBED AS FOLLOWS:

PARCEL 8:

THAT PORTION OF THE LAND DESCRIBED BELOW (THE STAIRWAY LAND) SUBJECT TO THE EASEMENT SET FORTH IN "E" ABOVE:
LOT 1 AND THE EAST 1/2 OF LOT 2 IN BLOCK 17 OF THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

A STRIP OF LAND LYING SOUTH OF AND ADJOINING LOT 1 AND THE EAST 1/2 OF LOT 2 IN BLOCK 17 OF THE ORIGINAL TOWN OF CHICAGO BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOTS AND ON THE SOUTH BY THE NORTH LINE OF PUBLIC ALLEY AS NARROWED BY ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CHICAGO PASSED SEPTEMBER 17, 1852, ALL IN COOK COUNTY, ILLINOIS.

F. BASEMENTS OVER PARCEL 9 AS SET FORTH IN AGREEMENT BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN AS TRUST NUMBER 66121, 200 NORTH DEARBORN PARTNERSHIP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1989 AND KNOWN AS TRUST NUMBER 11025-08 AND 77 WEST WACKER LIMITED PARTNERSHIP, DATED DECEMBER 31, 1990 AND RECORDED MARCH 18, 1991 AS DOCUMENT 91119736, FOR WALL OPENINGS; USING, CONSTRUCTING, MAINTAINING, REPAIRING, RECONSTRUCTING AND RENEWING THE PLAZA, AND EXTENDING AND CONTINUING THE PLAZA; AND FOR "WALL WORK" AS THEREIN DEFINED, SAID PARCEL 9 BEING DESCRIBED AS FOLLOWS:

PARCEL 9:

THAT PORTION OF THE LAND DESCRIBED BELOW (THE WALL LAND) SUBJECT TO THE EASEMENTS SET FORTH IN "F" ABOVE:
ALL OF SUB-LOTS 1 TO 7 AND THE ALLEY IN THE ASSESSOR'S DIVISION OF LOT 5 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO; ALSO LOT 6 (EXCEPT THE EAST 20.00 FEET THEREOF) IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

G. SUPPORT AND INGRESS AND EGRESS EASEMENTS AS CREATED BY AGREEMENT DATED OCTOBER 22, 1991, AND RECORDED MARCH 26, 1992, AS DOCUMENT 92199746 AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 18, 1991.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007822406 D1

AND KNOWN AS TRUST NUMBER 52947, AND OTHERS OVER THOSE PORTIONS OF PARCELS 11A AND 11B, WHICH ARE SET FORTH IN SAID AGREEMENT; SAID PARCEL 11 BEING DESCRIBED BELOW.

H. CONSTRUCTION, REPAIR, SUPPORT, AND INGRESS AND EGRESS EASEMENTS AS CREATED BY AGREEMENT DATED OCTOBER 22, 1991, AND RECORDED NOVEMBER 12, 1991 AS DOCUMENT 91591893 AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985, KNOWN AS TRUST NUMBER 66121M AND OTHERS OVER THOSE PORTIONS OF PARCEL 11A, WHICH ARE SET FORTH IN SAID AGREEMENT, SAID PARCEL 11 BEING DESCRIBED BELOW.

I. RIGHT TO PARK 109 CARS ON THOSE PORTIONS OF PARCEL 11B, AS SET FORTH IN PARKING AGREEMENT DATED OCTOBER 22, 1991 AND RECORDED APRIL 17, 1992 AS DOCUMENT 92280477 AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 18, 1991 AND KNOWN AS TRUST NUMBER 52947, 77 WEST WACKER LIMITED PARTNERSHIP, AND OTHERS, SAID PARCEL 11 BEING DESCRIBED, AS FOLLOWS:

PARCEL 11:

11A. ALL OF SUBLOTS 1 TO 7 AND THE ALLEY IN ASSESSOR'S DIVISION OF LOT 5 IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO;

ALSO

LOT 6 (EXCEPT THE EAST 20 FEET THEREOF) IN SAID BLOCK 17;

ALSO

ALL OF SUB-LOTS 1 TO 8 IN THE SUBDIVISION OF LOT 8 IN SAID BLOCK 17

ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THE NORTH 111.00 FEET OF THE EAST 1/2 OF LOT 7 (AS SUCH EAST 1/2 IS MEASURED ALONG THE SOUTH LINE OF LOT 7), LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +22.00 FEET ABOVE CHICAGO CITY DATUM;

THE SOUTH 16.00 FEET OF THE NORTH 127.00 FEET OF THE EAST 1/2 OF LOT 7 (AS SUCH EAST 1/2 IS MEASURED ALONG THE SOUTH LINE OF LOT 7), LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.66 FEET ABOVE CHICAGO CITY DATUM;

THAT PART OF THE EAST 1/2 OF LOT 7 (AS SUCH EAST 1/2 IS MEASURED ALONG THE SOUTH LINE OF LOT 7) EXCEPT THE NORTH 127.00 FEET THEREOF, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.66 FEET ABOVE CHICAGO CITY DATUM;

THE EAST 20 FEET OF LOT 6 AND THE WEST 1/2 OF LOT 7 (AS SUCH WEST 1/2 IS MEASURED ALONG THE SOUTH LINE OF LOT 7), LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.00 FEET ABOVE CHICAGO CITY DATUM;

ALL IN BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007822406 D1

11B. LOT 27 IN LOOP TRANSPORTATION CENTER SUBDIVISION OF PART OF BLOCK 18 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

POLICY NO.: 1401 007822406 D1

Property of Cook County Clerk's Office
99931504

BY 7.

1. TAXES FOR THE YEAR(S) 1997, 1998 AND 1999, AS DESCRIBED BELOW
1999 TAXES ARE NOT YET DUE OR PAYABLE.

NOTE: THE TAX ASSESSEE FOR PERMANENT INDEX NUMBERS
17-09-422-010-0000 AND 17-09-422-012-0000 IS THE
TAXPAYER OF 700 N. DEARBORN, CHICAGO, IL 60610 AND
NOT 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS
LIMITED PARTNERSHIP

- 1A. NOTE: 1998 FIRST INSTALLMENT WAS DUE MARCH 02, 1999
NOTE: 1998 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
17-09-421-006-0000	1 OF 13	1998	\$576,150.50	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-1				
17-09-421-007-0000	2 OF 13	1998	\$575,428.38	PAID

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-1
17-09-421-008-0000 3 OF 13 1998 \$575,428.38 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-1
17-09-421-012-0000 4 OF 13 1998 \$1,144,314.49 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-1
17-09-421-013-0000 5 OF 13 1998 \$188,248.46 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-1
17-09-421-014-0000 6 OF 13 1998 \$3,326.03 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-1
17-09-421-015-0000 7 OF 13 1998 \$3,544.50 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-4
17-09-421-016-0000 8 OF 13 1998 \$1,798.54 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.A-4
17-09-421-018-0000 9 OF 13 1998 \$538,521.86 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 5.A-2

1997 TAXES WHICH ARE UNPAID. (ONLY AS TO PERMANENT
INDEX NUMBER 17-09-422-010-0000 AND ONLY AS TO
PARCEL 5.B.10 - SEE SUBPARAGRAPH 3A BELOW)

THE FOLLOWING FOUR PERMANENT INDEX NUMBERS ARE FOR THE FEE SIMPLE INTEREST
UNDERLYING THE INSURED INTERESTS:

17-09-422-009-0000 10 OF 13 1998 \$25,205.96 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.B-7
17-09-422-010-0000 11 OF 13 1998 \$56,117.46 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.B-10
17-09-422-011-0000 12 OF 13 1998 \$17,091.71 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.B-7
17-09-422-012-0000 13 OF 13 1998 \$41,887.88 PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PART PARCEL 5.B-10

.....
* *
PERM TAX# 17-09-422-010-0000 PCL 11 OF 13 YEAR 1997 VOLUME 510
AFFECTS LEASEHOLD PARCEL 10

99931504

3A TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL
CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF
SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 1997
DATE OF SALE: 04-27-1999
AMOUNT: \$ 129,380.15

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

PENALTY

4 4

PURCHASER:

NATIONAL TAX ASSISTANCE CORPORATION

(SALE COMPLETED)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND / OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID
1998	1	\$ 59,559.22	06-21-1999

REDEMPTION DATE EXTENDED TO: 11-07-2001

D 8. MORTGAGE RECORDED AS DOCUMENT NO. 87282967 TO BANK OF NOVA SCOTIA, ATLANTA AGENCY TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$27,200,000.00. ASSIGNED TO VIB, N.V., BY DOCUMENT 88562844.

(AFFECTS ONLY EASEMENT INSURED AT (E) OF SCHEDULE A)

E 9. MORTGAGE RECORDED AS DOCUMENT NO. 24252330 MADE TO MUTUAL INSURANCE COMPANY OF NEW YORK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$7,200,000.00.

(AFFECTS ONLY EASEMENT INSURED AT (E) OF SCHEDULE A)

F 10. MORTGAGE DATED MAY 1, 1987 AND RECORDED MAY 12, 1987 AS DOCUMENT NO. 87 254 852 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE UNDER TRUST NO. 66121 TO BAIRD AND WARNER INC. TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$29,640,000.00.

99931504

ASSIGNED TO STATE TEACHERS RETIREMENT BOARD OF OHIO, BY ASSIGNMENT OF MORTGAGE RECORDED APRIL 11, 1990, AS DOCUMENT 90 165 141.

AND ASSIGNED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. BY THE ASSIGNMENT OF MORTGAGE RECORDED SEPTEMBER 9, 1993 AS DOCUMENT NO. 93719412.

AND FURTHER ASSIGNED TO PRAIRIE PROPERTIES, L.L.C. RECORDED JANUARY 30, 1997

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

AS DOCUMENT 97068840.

ASSIGNMENT FROM CREDIT SUISSE FIRST BOSTON MORTGAGE CAPITAL LLC (SUCCESSOR BY MERGER TO CS FIRST BOSTON MORTGAGE CAPITAL CORP.) TO STATE STREET BANK AND TRUST COMPANY, AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF THE CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1997-SPICE RECORDED MAY 17, 1999 AS DOCUMENT 99472139.

AS AFFECTED BY THE NON-DISTURBANCE AGREEMENT AS REFERENCED BY EXCEPTION LETTER I SHOWN BELOW.

(AFFECTS ONLY PARCELS B.7 AND B.10)

G 11.

SECURITY INTEREST OF BAIRD & WARNER, INC., SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY 200 NORTH DEARBORN PARTNERSHIP, DEBTOR, AND FILED MAY 12, 1987 AS DOCUMENT NO. 87U12143.

ASSIGNMENT TO THE STATE TEACHERS RETIREMENT BOARD OF OHIO FILED SEPTEMBER 9, 1993 AS DOCUMENT 93 U 14141.

FURTHER ASSIGNED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORDED MARCH 27, 1997 AS DOCUMENT 97U03620.

CONTINUATION STATEMENT FILED MARCH 27, 1997 AS DOCUMENT 97U03621.

AND FURTHER ASSIGNED TO PRAIRIE PROPERTIES, L.L.C. RECORDED JANUARY 30, 1997 AS DOCUMENT 97068840.

AS AFFECTED BY THE NON-DISTURBANCE AGREEMENT AS REFERENCED BY EXCEPTION LETTER I SHOWN BELOW.

(AFFECTS ONLY PARCELS B.7 AND B.10)

99931504

H 12.

SECURITY INTEREST OF BAIRD & WARNER, INC., SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER

UNOFFICIAL COPY

OWNER'S POLICY (1970)

SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

TRUST NO. 66121, DEBTOR, AND FILED MAY 12, 1987 AS DOCUMENT NO. 87U12144.

ASSIGNMENT TO THE STATE TEACHERS RETIREMENT BOARD OF OHIO FILED SEPTEMBER 9, 1993 AS DOCUMENT 93 U 14142.

FURTHER ASSIGNED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT FILED MARCH 27, 1997 AS DOCUMENT 97U03622.

CONTINUATION STATEMENT FILED MARCH 27, 1997 AS DOCUMENT 97U03623.

AND FURTHER ASSIGNED TO PRAIRIE PROPERTIES, L.L.C. RECORDED JANUARY 30, 1997 AS DOCUMENT 97068240.

AS AFFECTED BY THE NON-DISTURBANCE AGREEMENT AS REFERENCED BY EXCEPTION LETTER I SHOWN BELOW.

(AFFECTS ONLY PARCELS B.7 AND B.10)

I 13.

NON-DISTURBANCE AGREEMENT AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 66121, 77 WEST WACKER LIMITED PARTNERSHIP AND THE STATE TEACHERS RETIREMENT BOARD OF OHIO RECORDED AS DOCUMENT 91119740.

NOTE: THIS INSTRUMENT PERTAINS TO EXCEPTION LETTERS F, G, AND H ABOVE.

(AFFECTS ONLY PARCELS B.7 AND B.10)

0 14. RIGHTS OF THE FOLLOWING LESSEES, AS TENANTS ONLY, WITH NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE, AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES,

CAFFE BACI
DEMOS & BURKE
OPHTHALMIC PUBLISHING COMPANY
ARTHUR D. LITTLE, INC.
MARGOLIS & VELASCO
ASHER & ASSOCIATES, INC.
MARAKON ASSOCIATES, INC.
ZEVNIK, HORTON, GUIBORD & MCGOVERN
MACCABE & MCGUIRE
PRIME GROUP REALTY TRUST
MICROSOFT CORPORATION
GOLD & POLANSKY

99931504

UNOFFICIAL COPY

TO: Edward D. Diller COMPANY:

09/22/99 WED 07:49 FAX 312 223 5888
Winston & Strawn * Pg 9/14
CHICAGO TITLE D1

008

CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY (1970) SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

COMMONWEALTH EDISON
KENSINGTON REALTY ADVISORS
THE PRIME GROUP, INC.
MICHAEL, BEST & FRIEDRICH
BROOKDALE LIVING COMMUNITIES
MCCOIRE, WOODS, BATTLE & BOOTHE
DN PARTNERS, L.L.C.
STRATEGIC HOTEL CAPITAL, INC.
THE CAMBRIDGE GROUP, INC.
48TH FLOOR CORPORATION
JAY ALIX & ASSOCIATES, INC.
FARRILLO, WEISS & O'HALLORAN
GRAYSTONE PARTNERS LIMITED
THE PRIME MANAGEMENT GROUP
EXECUTIVE SPORTS & FITNESS
USA BROADCASTING, INC.
~~WINDY CITY SECURITIES, INC.~~
CASTLE CREEK PARTNERS, L.L.C.
CARVILL AMERICA, INC.
TECHNOLOGY & DISPUTE RES CON

15. RIGHTS OF THE CHICAGO FIRE DEPARTMENT AND THE CHICAGO POLICE DEPARTMENT AS DISCLOSED BY THE SURVEY NO. N-122714 DATED AUGUST 17, 1999 MADE BY NATIONAL SURVEY SERVICE, INC. TO MAINTAIN A FIRE ALARM AND POLICE TELEGRAPH CABLE SYSTEM IN UNDERGROUND TUNNEL IN VACATED WEST HADDON PLACE.

(AFFECTS ONLY PARCELS A.4 AND C.5)

16. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN UNRECORDED RESTATED REDEVELOPMENT AGREEMENT DATED SEPTEMBER 30, 1987, BETWEEN THE CITY OF CHICAGO AND BAIRD AND WARNER-HIGGINSBOTTOM-STEIN AND COMPANY VENTURE,

NOTE: SAID DOCUMENT IS MODIFIED BY THE FOLLOWING DOCUMENTS:

1. MEMORANDUM, DATED SEPTEMBER 30, 1987 AMONG THE CITY OF CHICAGO, 200 NORTH DEARBORN PARTNERSHIP AND 77 WEST WACKER PARTNERSHIP.
2. LETTER DATED OCTOBER 6, 1987 FROM THE CITY OF CHICAGO TO 77 WEST WACKER PARTNERSHIP.
3. LETTER DATED APRIL 6, 1990 FROM JOSEPH A. WILLIAMS, PRESIDENT OF THE TARGET GROUP ADDRESSED TO MR. ALAIN AVIGDOR OF THE CHICAGO DEPARTMENT OF PLANNING, SETTING FORTH A PROPOSAL WITH RESPECT TO ESTABLISHMENT OF THE OPPORTUNITY CENTER.

99931504

99931504

09/22/99

09/16/99

16:32:23

99931504

Winston & Strawn
TO: Edward D. Diller COMPANY:

9/22/99 WED 07:49 FAX 312 223 5888
Winston & Strawn * Pg 10/14
CHICAGO TITLE D1

010

CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY (1970) SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

NOTE: CERTIFICATE OF COMPLETION ISSUED BY THE CITY OF CHICAGO AND RECORDED
JULY 30, 1992 AS DOCUMENT NUMBER 92561252.

- 5 17. RIGHTS OF THE METROPOLITAN WATER RECLAMATION DISTRICT AS DISCLOSED BY SURVEY
NO. N-22714 DATED AUGUST 17, 1999 MADE BY NATIONAL SURVEY SERVICE, INC.
FOR THE MAINTENANCE OF POLES, CONDUITS, SEWERS, ETC. IN GARVEY COURT AND
HADDOCK PLACE.

(AFFECTS ONLY PARCELS A.2, A.4, C.3, C.5, AND D.6)

- 7 18. TERMS, PROVISIONS, AND LIMITATIONS OF AGREEMENT RECORDED AS DOCUMENT
91119736 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF
CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1985 AND KNOWN
AS NUMBER 66121, 200 NORTH DEARBORN PARTNERSHIP, AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO, A TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER
19, 1989 AND KNOWN AS TRUST NUMBER 11025-08 AND 77 WEST WACKER PARTNERSHIP.

W A. (Affairs Parcel 9)

19. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN PEDESTRIAN
BRIDGE CONSTRUCTION AND CROSS EASEMENT AGREEMENT (HADDOCK BRIDGE) DATED
OCTOBER 22, 1991 AND RECORDED NOVEMBER 12, 1991 AS DOCUMENT NUMBER 91591893
MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AND
77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP.

W (Affairs Parcel 11A)

20. TERMS AND PROVISIONS OF PEDESTRIAN BRIDGE CONSTRUCTION AND CROSS EASEMENT
AGREEMENT RECORDED AS DOCUMENT 92199746.

W (Affairs Parcel 11)

21. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN JOINT
DECLARATION ESTABLISHING EASEMENTS, RESERVATIONS, RIGHTS, COVENANTS AND
RESTRICTIONS CONTAINED IN THE DOCUMENT RECORDED MAY 29, 1990, AS DOCUMENT
NO. 90 249 524.

(AFFECTS ONLY EASEMENT PARCELS G AND I AS THEY AFFECT PARCEL 11B)

99931504

UNOFFICIAL COPY

TO: Edward D. Diller COMPANY:

09/22/88 WED 07:50 FAX 312 223 5888
Winston & Strawn * Pg 11/14
CHICAGO TITLE D1

2011

CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY (1970) SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

X 22. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN DECLARATION RECORDED AS DOCUMENT 27199764 ON AUGUST 3, 1984.

FIRST AMENDMENT TO JOINT DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE LOOP TRANSPORTATION CENTER NO. 203 N. LASALLE OFFICE BUILDING, CHICAGO, ILLINOIS DATED DECEMBER 19, 1984 AND RECORDED JANUARY 7, 1985 AS DOCUMENT 27397018.

(AFFECTS ONLY EASEMENT PARCELS X AND I AS THEY AFFECT PARCEL 11B)

Y 23. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN DEED FROM CITY OF CHICAGO, GRANTEE, DATED MARCH 8, 1983, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1981 AND KNOWN AS TRUST NUMBER 52947, GRANTEE AND RECORDED MARCH 11, 1983 AND IN THE UNDERLYING REDEVELOPMENT AGREEMENT DATED DECEMBER 18, 1981, AS DOCUMENT 26533064.

(AFFECTS ONLY EASEMENT PARCELS G AND I AS THEY AFFECT PARCEL 11B)

Z 24. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN MEMORANDUM OF AGREEMENT FOR LOOP TRANSPORTATION CENTER AND 203 NORTH LA SALLE OFFICE BUILDING RECORDED JULY 1, 1987 AS DOCUMENT 87 260 283.

(AFFECTS ONLY EASEMENT PARCELS G AND I AS THEY AFFECT PARCEL 11B)

AA 25. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN REDEVELOPMENT AGREEMENT BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE UNDER TRUST NO. 66121 AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORDED MAY 12, 1987, AS DOCUMENT NO. 87 254 853.

(AFFECTS ONLY EASEMENT PARCELS G AND H AS THEY AFFECT PARCEL 11A)

AB 26. CERTIFICATE OF COMPLETION RECORDED JULY 30, 1992, AS DOCUMENT 92561252 PURSUANT TO SECTION 11 OF THAT CERTAIN "RE-STATEMENT DEVELOPMENT AGREEMENT, NORTH LOOP, BLOCK 17" DATED SEPTEMBER 30, 1987 BY AND BETWEEN THE CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION, AND BAIRD AND WARNER/HIGGINBOTTOM/STEIN AND COMPANY VENTURE, AS EXECUTED IN PART BY 77 WEST WACKER PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AND DEPARTMENT OF

99931504

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE B

POLICY NO.: 1401 007822406 D1

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

PLANNING AND DEVELOPMENT ON BEHALF OF THE CITY.

(AFFECTS ONLY PARCEL 7 AND PARCEL 10 AND PARCEL 11A)

- AC 27. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN EASEMENT AGREEMENT DATED DECEMBER 5, 1990 AND RECORDED AS DOCUMENT 91092145 MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1986 AND KNOWN AS TRUST NUMBER 1088617 (GRANTOR) AND 77 WEST WACKER LIMITED PARTNERSHIP (GRANTEE) FOR A STAIRWAY CONNECTING THE TWO PARTIES' PROPERTY AS SPECIFICALLY DESCRIBED IN SAID INSTRUMENT, TOGETHER WITH ALL CONDITIONS, TERMS AND LIMITATIONS CONTAINED IN SAID EASEMENT, INCLUDING LIEN PROVISIONS IN PARAGRAPH 3.

(AFFECTS ONLY PARCEL C.3)

- AD 28. MEMORANDUM OF LEASE RECORDED MARCH 31, 1992, AS DOCUMENT 92214092 MADE BY AND BETWEEN 77 WEST WACKER LTD. PARTNERSHIP AND KEMPER SECURITIES GROUP INC.

NOTE: SAID LEASE CONTAINS THE OPTION TO RENEW SAID LEASE FOR TWO SUCCESSIVE PERIODS OF FIVE YEARS EACH.

99931504

- AE 29. MEMORANDUM OF LEASE MADE BY 77 WEST WACKER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, TO R.R. DONNELLEY & SONS COMPANY, A DELAWARE CORPORATION DATED NOVEMBER 13, 1991, AND RECORDED NOVEMBER 14, 1991, AS DOCUMENT 91598118 DEMISING THE LAND FOR A TERM OF YEARS BEGINNING JULY 1, 1992, AND ENDING FIFTEEN (15) YEARS LATER AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING, BY, THROUGH OR UNDER SAID LESSEE.

NOTE: SAID LEASE CONTAINS AN OPTION TO RENEW FOR TWO SUCCESSIVE TEN YEAR PERIODS.

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE
(CONTINUED)

- AJ 32. EASEMENT FOR THE BENEFIT OF THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND WESTERN UNION TELEGRAPH COMPANY TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE, AND RENEW EQUIPMENT AS RESERVED IN VACATION ORDINANCE RECORDED AS DOCUMENT 90164868.

(AFFECTS ONLY PARCEL A.4)

- AJ 33. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF THAT CERTAIN COVENANT RECORDED JUNE 7, 1988 AS DOCUMENT 89258719 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT 66121 AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION, WHEREBY THE LANDLORD, UNDER THE LEASE AGREEMENT RECORDED AS DOCUMENT 89197163 AS AMENDED, AGREES NOT TO USE, LEASE OR OCCUPY THE PREMISES NOW OWNED, LEASED OR CONTROLLED (OTHER THAN THE DEMISED PREMISES) BY SAID LANDLORD FOR A RESTAURANT WHICH FOOD AND BEVERAGES ARE DISPENSED DURING THE TERM OF SAID LEASE AND ANY EXTENSION THEREOF.

NOTE: RESTAURANT IS DEFINED AS A FOOD SERVICE ESTABLISHMENT OF ANY TYPE DERIVING TWENTY-FIVE PERCENT OR MORE OF ITS GROSS ANNUAL SALES FROM THE SALE OF HAMBURGERS, GROUND BEEF PRODUCTS AND FRENCH FRIES.

(AFFECTS ONLY PARCEL B.7 AND PARCEL B.10)

- AK 34. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED APRIL 11, 1990 AS DOCUMENT 90164869 FROM THE CITY OF CHICAGO TO AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 110025-08 WHEREBY THE GRANTEE SHALL:

A) DEVOTE THE PROPERTY ONLY TO THE USES AUTHORIZED BY GRANTOR AND SPECIFIED IN APPLICABLE PROVISIONS OF THE REDEVELOPMENT PLAN FOR BLIGHTED COMMERCIAL AREA NORTH LOOP AND THE GUIDELINES FOR CONSERVATION AND REDEVELOPMENT, AS AMENDED;

99931504

B) PAY TAXES AND SPECIAL ASSESSMENTS;

F) NOT, NOR SHALL ITS SUCCESSOR IN INTEREST, DISCRIMINATE BASED UPON RACE, RELIGION, COLOR, SEX, NATIONAL ORIGIN OR ANCESTRY, AGE, HANDICAP, SEXUAL ORIENTATION OR SOURCE OF INCOME IN THE SALE, LEASE, RENTAL, USE OR OCCUPANCY OF THE PROPERTY OR ANY PART THEREOF OR ANY IMPROVEMENTS ERECTED OR TO BE ERECTED THEREON OR ANY PART THEREOF.

NOTE: THE DEED DOES NOT CONTAIN PROVISION FOR FORFEITURE OR REVERSION.

NOTE: CERTIFICATE OF COMPLETION ISSUED BY THE CITY OF CHICAGO AND RECORDED JULY 30, 1992 AS DOCUMENT NUMBER 92561252.

UNOFFICIAL COPY

Winston & Strawn
TO: Edward D. Diller COMPANY:

09/22/99 WED 07:50 FAX 312 223 5888

Winston & Strawn Pg 12/14
CHICAGO TITLE D1

012

CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY (1970) SCHEDULE B

POLICY NO.: 1401 007822406 D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

(AFFECTS PARCELS 1, 3 AND 4)

- AI 35. TERMS, PROVISIONS, AND LIMITATIONS OF THE DOCUMENTS NOTED AT PARAGRAPH "1" OF SCHEDULE A.
- AM 36. LEASE MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NO. 110025-08 TO JONES, DAY, REAVIS & POGEE DATED MARCH 13, 1991, A MEMORANDUM OF WHICH WAS RECORDED MARCH 15, 1991, AS DOCUMENT NO. 91 117 885, AND AMENDED MEMORANDUM RECORDED AS DOCUMENT 92 237 229, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING MAY 1, 1992, AND ENDING 15 YEARS AND TWO MONTHS LATER, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

NOTE: THE LEASE CONTAINS TWO OPTIONS TO RENEW OF FIVE YEARS EACH.

- AC 37. MECHANICS LIEN CLAIM IN FAVOR OF LANDIS & STARFA, INC. AGAINST 77 WEST WACKER LIMITED PARTNERSHIP AND KECK, MAHIN & CATE, RECORDED OCTOBER 2, 1997 AS DOCUMENT NUMBER 97732516 IN THE AMOUNT OF \$18,676.00

- AF 38. MECHANICS LIEN CLAIM IN FAVOR OF DOUGLAS GROUP LTD. AGAINST PRIME GROOP INC., ET. AL. RECORDED NOVEMBER 7, 1997 AS DOCUMENT NUMBER 97837057 IN THE AMOUNT OF \$29,703.00.

99931504

AC 39.

MECHANICS LIEN CLAIM IN FAVOR OF VORTEX ENTERPRISES, INC. AGAINST THE DOUGLAS GROUP, LTD., 77 W. WACKER LIMITED PARTNERSHIP, THE PRIME GROUP, INC., KECK, MAHIN & CATE, BANK OF MONTREAL/CHICAGO BRANCH, KEMPER INVESTORS LIFE INSURANCE COMPANY AND FEDERAL KEMPER LIFE ASSURANCE COMPANY RECORDED DECEMBER 17, 1997 AS DOCUMENT NUMBER 97948148 IN THE AMOUNT OF \$3,795.46.

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1970)
SCHEDULE B

POLICY NO.: 1401 007022406 D1

EXCEPTIONS FROM COVERAGE
(CONTINUED)

30. ENCROACHMENT OF THE CONCRETE SUPPORT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 3 INCHES, AS SHOWN ON PLAT OF SURVEY NUMBER N-122714 DATED AUGUST 17, 1999 PREPARED BY NATIONAL SURVEY SERVICE.

41. ENCROACHMENTS SHOWN ON SURVEY NO. N-122714 DATED AUGUST 17, 1999, MADE BY NATIONAL SURVEY SERVICE, INC., AS FOLLOWS:

A) 4 STORY CONCRETE BUILDING WALL LOCATED MAINLY ON THE LAND TO THE SOUTHEAST AND OVER AND ONTO THE SOUTHEAST CORNER OF PARCEL 5, BEING 1.96 FEET NORTH AND 2.34 FEET WEST OF SAID SOUTHWEST CORNER;

B) 6 BELLS ALONG WEST LINE OF THE LAND OVER ONTO NORTH CLARK STREET AND 5 BELLS ALONG NORTH LINE OF THE LAND OVER ONTO WEST WACKER DRIVE;

C) ENCROACHMENT OF THE 12 INCH CONCRETE WALL LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING, OVER AND ONTO THE LAND;

D) CONCRETE WALL ENCROACHMENT ONTO SOUTHEAST CORNER OF PARCEL 5, 1.87 FEET NORTH AND 2.92 FEET WEST.

42. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT ^{over} DESCRIBED AS PARCELS 3, 5, AND 6 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT RECORDED AS DOCUMENT 90164870 AND AMENDED BY DOCUMENT 91091330.

99931504

43.

THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA NO. 12 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

44. TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED NOVEMBER 23, 1996 AS DOCUMENT 08061140.

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1970)

SCHEDULE B

POLICY NO.: 1401 007E22406 D1

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

(AFFECTS ONLY PARCEL I.11B.)

45. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FIXTURE FILING, AND FINANCING STATEMENT DATED _____ AND RECORDED _____ AS DOCUMENT _____ MADE BY 77 WEST WÄCKER LIMITED PARTNERSHIP TO WESTDEUTSCHE IMMOBILIENBANK TO SECURE A NOTE FOR \$170,000,000.00.

99931504

Property of Cook County Clerk's Office

UNOFFICIAL COPY

17-09-421-006-0000

17-09-421-007-0000

17-09-421-008-0000

17-09-421-012-0000

17-09-421-013-0000

17-09-421-014-0000

17-09-421-015-0000

17-09-421-016-0000

17-09-421-018-0000

17-09-422-009-0000

17-09-422-011-0000

Property of Cook County Clerk's Office

99931504

UNOFFICIAL COPY

99931504

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

77 WEST WACKER LIMITED PARTNERSHIP

Dated 9/30/99

1999 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said Exec VP

this 30th day of September

1999 [Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

77 WEST WACKER DRIVE, L.L.C.

Dated 9/30/99

1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said Exec VP

this 30th day of September

1999 [Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

8/17/2020

Property of Cook County Clerk's Office

OFFICIAL SEAL
NICOLE KRISTIN BEYER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/31/2022

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