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1999-04-22 12:28:46
Cook County Recorder 37.00



This document prepared by:
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77 W. Wacker
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After recording send to:
Donald J. Manikas, Esq.
Lord, Bissell & Brook
115 South LaSalle Street
Chicago, Illinois 60603

Send subsequent tax bills to:
National-Louis University
Attn: Kerry Kopera
2840 Sheridan Road
Evanston, Illinois 60201

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19th day of April, 1999, by and between MICHIGAN-ADAMS, L.L.C., a Delaware limited liability company ("Grantor") and NATIONAL-LOUIS UNIVERSITY, an Illinois not-for-profit corporation ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby remise, release, alien and convey unto the Grantee the following real estate, situated and being in the City of Chicago, County of Cook, State of Illinois, described on Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD THE aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining, and the reversions, remainders, rents, issues and profits therefrom, and all the estate, right, title, interest, claim or demand whatsoever or Grantor, either in law or in equity, of, in and to the above-described premises unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor, for itself and its successors does hereby covenant with Grantee and its heirs and assigns that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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Address of Property: A Portion of 122 South Michigan Avenue, Chicago, Illinois
Permanent Real Estate Index Number: 17-15-103-008-0000

WITNESS the signature of the Grantor the day and year first above written.

MICHIGAN-ADAMS, L.L.C.,
a Delaware limited liability company

By: Prime Group Realty, L.P., a Delaware limited partnership, its Administrative Member

By: Prime Group Realty Trust, a Maryland real estate investment trust, its Managing General Partner

By: 
Name: JEFFREY A. PATTERSON
Title: EXECUTIVE V.P.

This transaction is exempt under the Real Estate Transfer Tax Act, Section 4, Paragraph B.


Buyer, Seller Representative

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

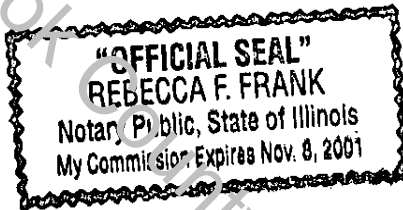
I, Rebecca Frank, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey A. Patterson the Executive U.P. of Prime Group Realty Trust, the Managing General Partner of Prime Group Realty, L.P., the Managing Member of MICHIGAN-ADAMS, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive U.P., appeared before me 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 trust, for the uses and purposes therein set forth.

Given under my hand and seal this ____ day of April, 1999.

Rebecca Frank
Notary Public

My Commission Expires:

11/8/01



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EXHIBIT A

Legal Description

Version 3:4/16/99 4:30 PM

Parcel 1 NLU

(A - East 4 Elevators, Lobby)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley) , taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North 00° 20' 45" East along the East line of said Tract, 170.88 feet; Thence North 89° 39' 15" West 41.03 feet to the point of beginning of said Parcel; Thence North 89° 11' 42" West 30.00 feet; Thence North 00° 48' 18" East 9.64 feet; Thence South 89° 11' 42" East 30.00 feet; Thence South 00° 48' 18" West 9.64 feet, to the point of beginning, in Cook County, Illinois;

Also,

(A1 - East 4 Elevators, Floors 8 & 9)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley) , taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 136.72 feet above Chicago City Datum and lying above 112.02 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North 00° 20' 45" East along the East line of said Tract, 170.88 feet; Thence North 89° 39' 15" West 41.03 feet to the point of beginning of said Parcel; Thence North 89° 11' 42" West 30.00 feet; Thence North 00° 48' 18" East 9.64 feet; Thence South 89° 11' 42" East 30.00 feet; Thence South 00° 48' 18" West 9.64 feet, to the point of beginning, in Cook County, Illinois;

Also,

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(B - AMEX)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 33.43 feet above Chicago City Datum and lying above 14.68 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at the Southeast corner of said Tract; thence North 00° 20' 45" East along the East line of said Tract, 103.43 feet to the point of beginning of said Parcel; Thence North 89° 19' 52" West 7.87 feet; Thence North 00° 40' 08" East 1.30 feet; Thence

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North 89° 19' 52" West 9.77 feet; Thence South 00° 40' 08" West 1.30 feet; Thence North 89° 19' 52" West 1.60 feet; Thence North 00° 40' 08" East 0.14 feet; Thence North 89° 19' 52" West 0.61 feet; Thence North 00° 40' 08" East 0.50 feet; Thence North 89° 19' 52" West 44.74 feet; Thence North 45° 21' 35" West 20.39 feet; Thence North 44° 38' 25" East 21.62 feet; Thence South 89° 19' 52" East 64.08 feet to a point on the East line of said Tract; Thence South 00° 20' 45" West along said East line, 30.36 feet, to the point of beginning, in Cook County, Illinois.

Also,

(Floors 2 thru 7)

The South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, lying below 112.02 feet above Chicago City Datum and lying above 33.43 feet above Chicago City Datum and lying within its horizontal boundaries projected vertically, and described as follows:

Beginning at the Southeast corner of said Tract; Thence North 90° 00' 00" West along the South line thereof 171.54 feet to a West line thereof; Thence North 00° 21' 25" East along a West line of said tract and its Northerly extension, 196.89 feet to the North line thereof; Thence South 89° 59' 00" East along the North line of said Tract 171.80 feet to the East line thereof; thence South 00° 20' 45" West along the East line of said Tract 196.84 feet to the point of beginning, (except therefrom that part thereof described as follows:

(K - West Elevators, Lobby)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 112.02 feet above Chicago City Datum and lying above 33.43 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South 89° 59' 00" East along the North line of said Tract 40.74 feet; thence South 00° 01' 00" West 14.85 feet to the point of beginning; thence South 89° 11' 42" East 45.00 feet; thence South 00° 48' 18" West 9.64 feet; thence North 89° 11' 42" West 45.00 feet; thence North 00° 48' 18" East 9.64 feet to the point of beginning,

Also,

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(L - West Elevator, Lobby)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 112.02 feet above Chicago City Datum and lying above 33.43 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest

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corner thereof; thence South 89° 59' 00" East along the North line of said Tract 93.24 feet; thence South 00° 01' 00" West 15.57 feet to the point of beginning; thence South 89° 11' 42" East 7.50 feet; thence South 00° 48' 18" West 9.64 feet; thence North 89° 11' 42" West 7.50 feet; thence North 00° 48' 18" East 9.64 feet to the point of beginning,

Also,

(D1 - Freight Elevator)

A Parcel being part of the South Half of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for Alley), taken as a Tract, all in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel lying below 292.21 feet above Chicago City Datum and lying above 0.03 feet above Chicago City Datum and lying within the horizontal boundaries of said Parcel projected vertically and described as follows:

Commencing at a point on the North line of said Tract 9.00 feet East of the Northwest corner thereof; thence South 00° 21' 25" West 4.95 feet; Thence South 89° 42' 07" East 1.86 feet; Thence North 00° 17' 53" East 1.25 feet; Thence South 89° 42' 07" East 0.78 feet; Thence North 00° 17' 53" East 2.95 feet; Thence South 89° 42' 07" East 11.20 feet; Thence South 00° 17' 53" West 2.72 feet; Thence South 89° 42' 07" East 10.28 feet; Thence North 00° 17' 53" East 1.60 feet; Thence South 89° 42' 07" East 6.98 feet; Thence South 00° 17' 53" West 0.70 feet; Thence South 89° 42' 07" East 2.31 feet; Thence North 00° 17' 53" East 0.54 feet; Thence South 89° 42' 07" East 2.38 feet; Thence South 00° 17' 53" West 4.96 feet to the point of beginning of said Parcel; Thence South 89° 15' 36" East 11.48 feet; Thence South 00° 17' 53" West 7.73 feet; Thence North 89° 11' 42" West 10.92 feet; Thence North 00° 44' 24" East 0.49 feet; Thence North 89° 15' 36" West 0.56 feet; Thence North 00° 17' 53" East 7.22 feet, to the point of beginning), in Cook County, Illinois.

Property Address: 122 South Michigan Avenue, Chicago, Cook County, Illinois

P.I.N.: 17-15-103-008-0000

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

(note: parcel references relate to parcels described in Chicago Title Commitment No. 1401-007802585)

1.
 1. TAXES FOR THE SECOND INSTALLMENT OF 1998 TAXES AND 1999 TAXES THAT ARE NOT YET DUE OR PAYABLE.

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

| PERM TAX# | PCL | YEAR | 1 ST INST | STAT |
|--------------------|--------|------|----------------------|------|
| 17-15-103-008-0000 | 1 OF 1 | 1998 | \$601,223.06 | PAID |

2. GRANT MADE BY PEOPLES GAS, LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS, TO THE COMMONWEALTH EDISON COMPANY, DATED MAY 24, 1955 AND RECORDED MARCH 31, 1955 AS DOCUMENT 16191868, OF THE RIGHT EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, REPLACE, RELOCATE, RENEW AND REMOVE SUCH WIRES, CABLES, CONDUITS, TRANSFORMERS, AND OTHER EQUIPMENT AS MAY BE NECESSARY TO RENDER ADEQUATE ELECTRIC SERVICE FOR A PORTION OF THE LAND IN, UNDER, AND ACROSS A PORTION THEREOF SHADED ON PLAT ATTACHED TO SAID GRANT AND MARKED EXHIBIT 'A' AND MADE A PART OF SAID INSTRUMENT, AND ALL OF THE COVENANTS AND AGREEMENTS THEREIN CONTAINED. SAID EASEMENT IS LOCATED AS SHOWN ON THE SURVEY.

3. AGREEMENT RELATING TO A PARTY WALL ON THE DIVIDING LINE BETWEEN THE SOUTH ½ AND THE NORTH ½ OF LOT 5 AFORESAID, DATED AUGUST 1, 1906 AND RECORDED OCTOBER 20, 1906 IN BOOK 9483, PAGES 388 TO 394, AS DOCUMENT 3942342, MADE BY JACOB L. KESNER, EZRA J. WARNER, AND OTHERS.

4. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND USED FOR ALLEY.

(AFFECTS THE WEST 9 FEET OF THE NORTH 66.18 FEET OF LOTS 5 AND 8 IN PARCEL 1, AND PARCEL 2)

5. RIGHTS OF THE COMMONWEALTH EDISON COMPANY IN AND TO UNDERGROUND FACILITIES, AS DISCLOSED BY LETTER DATED AUGUST 3, 1984, AS DISCLOSED BY DEED IN TRUST RECORDED DECEMBER 21, 1984 AS DOCUMENT 27379733.

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6. CONSERVATION RIGHT DATED DECEMBER 20, 1985 AND RECORDED DECEMBER 30, 1985 AS DOCUMENT 85342322, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1984 AND KNOWN AS TRUST NUMBER 62973, AND THE LANDMARKS PRESERVATION COUNCIL OF ILLINOIS.
7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.

(B) RIGHTS OF THE OWNER, OR OWNERS, OF THE ADJOINING LAND TO THE CONCURRENT USE OF THE EASEMENT.
8. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT DATED DECEMBER 8, 1995 AND RECORDED MARCH 27, 1996 AS DOCUMENT 96234351 MADE BY AND BETWEEN UNICOM THERMAL TECHNOLOGIES INC. AND 122 SOUTH MICHIGAN ASSOCIATES L.P.
9. TERMS, CONDITIONS AND PROVISIONS OF RECIPROCAL EASEMENT AGREEMENT DATED APRIL ____, 1999, AND RECORDED APRIL ____, 1999, MADE BY AND BETWEEN MICHIGAN-ADAMS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND NATIONAL-LOUIS UNIVERSITY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.
10. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT DATED APRIL ____, 1999, AND RECORDED APRIL ____, 1999, MADE BY AND BETWEEN MICHIGAN-ADAMS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND NATIONAL-LOUIS UNIVERSITY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.
11. LEASE AGREEMENT DATED JUNE 5, 1987, AMENDED JUNE 9, 1992 AND MARCH 24, 1997 BY AND BETWEEN MICHIGAN-ADAMS, L.L.C., SUCCESSOR-IN-INTEREST TO 122 SOUTH MICHIGAN AVENUE ASSOCIATES, L.P., SUCCESSOR-IN-INTEREST TO THE TRAVELERS INSURANCE COMPANY, AS LANDLORD, AND AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. AS TENANT.
12. ENCROACHMENT OF THE COPING AT THE ROOF OF THE 22 STORY BUILDING ON THE LAND OVER THE NORTH, SOUTH AND EAST LINES OF THE LAND 1.97 FEET NORTH AND 1.11 FEET EAST AT THE NORTHEAST CORNER AND 1.31 FEET SOUTH AND 1.36 FEET EAST AT THE SOUTHEAST CORNER, AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN, INC., DATED MARCH 26, 1999, ORDER NUMBER 99778.
(AFFECTS PARCEL 1)

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13. ENCROACHMENT OF GRANITE BASE OF THE 22 STORY BUILDING 0.28 OF A FOOT EAST OF THE EAST LINE OF THE LAND AND 0.16 OF A FOOT SOUTH OF THE SOUTH LINE OF THE LAND AT THE SOUTHEAST CORNER OF THE LAND, AS DISCLOSED BY THE AFORESAID SURVEY.
(AFFECTS PARCEL 1)
14. ENCROACHMENT OF GRANITE BASE OF THE 22 STORY BUILDING 0.26 OF A FOOT SOUTH AND 0.28 OF A FOOT WEST AT THE SOUTHWEST CORNER, AS DISCLOSED BY THE AFORESAID SURVEY.
(AFFECTS PARCEL 1)
15. ENCROACHMENT OF THE COPING AT THE ROOF OF THE 22 STORY BUILDING ON THE LAND 1.44 FEET SOUTH AND 1.13 FEET WEST AT THE SOUTHWEST CORNER, AS DISCLOSED BY THE AFORESAID SURVEY.
(AFFECTS PARCEL 1)
16. ENCROACHMENT OF THE NORTH FACE OF BRICK LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.30, AS SHOWN BY SURVEY MADE BY GREMLEY & BIEDERMANN, INC., DATED MARCH 26, 1999, ORDER NUMBER 99778.
(AFFECTS PARCEL 1)

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