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753/0121 32 001 Page 1 of 5
2000-07-19 15:06:05
Cook County Recorder 29.50



ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, 1516 Wabash Associates, Inc., an Illinois corporation, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid to the undersigned, Diana E. Bishop, ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows (collectively, the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: Existing leases and tenancies, all prior general real estate taxes and covenants and restrictions of record, and Grant of Easement for Ingress and Egress and Agreement for Maintenance Relating to Parking Area recorded.

Permanent Real Estate Index Number: 17-22-106-069-0000
17-22-106-070-0000
17-22-106-069-0000
17-22-106-070-0000

Address of Real Estate: 1514 Wabash, Chicago, Illinois

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed by the President of 1516 Wabash Associates, Inc., an Illinois corporation, this 10th day of July, 2000

1516 Wabash Associates, Inc., an Illinois corporation

By: [Signature]
Its President

N 9902641 Cook Co, Ill

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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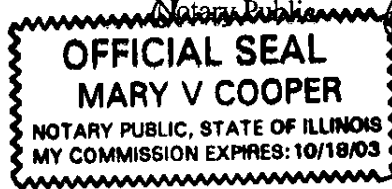
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Paul J. Wheeler, personally known to me to be the President of said corporation, and 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 as such President, he signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation as general partner of the partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of July, 2000.

Mary V. Cooper

My Commission Expires: 10/18/03



This instrument was prepared by: Scott W. Wilton, Assistant Counsel, The Inland Real Estate Group, Inc., 2901 Butterfield Road, Oak Brook, Illinois 60523

AFTER RECORDING MAIL TO:

Lawrence W. Byrne
Byrne, Madbarne & Assoc.
206 S. Jefferson
Chicago, IL 60661
(312) 454-1500

SEND SUBSEQUENT TAX BILLS TO:

Dianna Bishop
1514 S. Wabash
Chicago, IL 60605

STATE TAX	STATE OF ILLINOIS	# 0000015626	REAL ESTATE TRANSFER TAX
	JUL. 19.00		0022000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

City of Chicago Dept. of Revenue 230995		Real Estate Transfer Stamp \$1,650.00
J7/19/2000 14:38 Batch 07256 38		

Doc:31078/1

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000030560	REAL ESTATE TRANSFER TAX
	JUL. 19.00		0011000
	REVENUE STAMP		FP326670

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TERMS AND CONDITIONS

00541206

Grantee agrees to be responsible for its share [determined by taking the ration of the Property area being granted to Grantee hereunder (0.04 acres) to the area of the entire Commercial Property, including that of Grantee (.0807 acres)], being forty nine and one half percent (49.50%), of the costs attributable to the Commercial Property Owner that are payable to the Residential Association as defined and more fully set forth in Part III of the Declaration of Condominium Ownership for the Landmark Lofts Condominium and Provisions Relating to Certain Non-Condominium Property as recorded in the Cook County Recorder of Deeds as document # 08114042 (the "Declaration"). In the event that Grantee fails to so pay such share to the Residential Association within 60 days of written notice of the amount due, the party who pays such share on Grantee's behalf (being either the Landmark Lofts Condominium Association, or other Commercial Property Owners), shall be entitled to collect such amount from Grantee, including payment of all costs and expenses, including attorneys fees, associated with collecting such amounts from Grantee, such collection costs and expenses being payable whether or not a lawsuit is commenced. Grantee shall also be responsible for interest on such uncollected amounts at a rate of four percent (4%) above the prime rate of interest as set forth in the Wall Street Journal, or other accepted business publication which sets forth a prime rate of interest.

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EXHIBIT "A"

00541208

Legal Description of the Property

Property Address: 1514 S. Wabash, Chicago, Illinois

THAT PART OF THE EAST 33.50 FEET OF THE SOUTH 52.55 FEET OF THE NORTH 160.60 FEET LYING BELOW A HORIZONTAL PLANE OF 25.19 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 14.39 FEET ABOVE CHICAGO CITY DATUM OF THE FOLLOWING 4 PARCELS TAKEN AS A TRACT:

PARCEL 1: LOT 6 IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2: LOT 5 IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID.

PARCEL 3: THE SOUTH 8.7 FEET OF LOT 2 (EXCEPT THE WEST 19 FEET THEREOF) AND LOTS 3 AND 4 (EXCEPT THE WEST 19 FEET THEREOF) IN BLOCK 25 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 4: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 ½ FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PARKING AREA

PARCEL 4: THE EAST 13.50 FEET OF THE SOUTH 27.46 FEET OF THE NORTH 54.92 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 ½ FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES, THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE WEST 8.00 FEET OF THE EAST 21.50 FEET OF THE SOUTH 27.46 FEET OF THE NORTH 54.92 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 ½ FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY THENCE

SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES, THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 6: THE WEST 8.50 FEET OF THE EAST 30.00 FEET OF THE SOUTH 27.46 FEET OF THE NORTH 54.92 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 ½ FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES, THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-22-106-042

17-22-106-043

Property of Cook County Clerk's Office