

UNOFFICIAL COPY 0041854

9221/0119 20 001 Page 1 of 6
2000-01-18 16:05:18
Cook County Recorder 31.50



00628038

5406/0091 53 001 Page 1 of 6
2000-08-16 16:23:20
Cook County Recorder 31.50

RECORDED DOCUMENT

(The above space for recorder's use only)

GENERAL WARRANTY DEED

THIS INDENTURE, made the 12th day of January, 2000, BETWEEN Barry L. Weinstein, a married man, party of the first part, and Admiral's Point LLC, an Illinois limited liability company whose principal place of business is 875 N. Dearborn, Chicago, Illinois, 60610 party of the second part.

WITNESSETH, that the parties of the first part, in consideration of Ten and No/100ths dollars, in lawful money of the United States, paid by the party of the second part, and other good and valuable consideration, do hereby grant and release unto the party of the second part and the successors and assigns of the party of the second part forever

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the City of Chicago, Cook County, Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, for all purposes, together with all improvements and fixtures situated hereon (collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the servitudes, easements, rights, appurtenances and hereditaments. pertaining thereto in anyway belonging, including all of Grantor's right, title and interest in and to alleys, easements and rights-of-way abutting or adjoining the Property and all fixtures owned by Grantor on the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof.

RERECORDED
THIS GENERAL WARRANTY DEED IS BEING RECORDED TO CORRECT A SCRIVENER'S
ERROR IN THE LEGAL DESCRIPTION, PARCEL 1

N 990 2035 Cash Co. J.

JCO

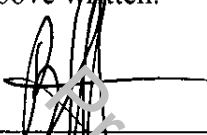
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IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


Barry L. Weinstein

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
219086 \$36,131.25
01/18/2000 15:29 Batch 05083 6/



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 18.00
REVENUE STAMP

00628038
0000016697
REAL ESTATE
TRANSFER TAX
0240875
FP326670

STATE TAX
STATE OF ILLINOIS
JAN. 18.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000008874
REAL ESTATE
TRANSFER TAX
0481750
FP326669

PREPARED BY:

Karen Kobialka, Horowitz and Weinstein, 311 W. Superior, St., #525, Chicago, IL 60610

and

RETURN TO WHEN RECORDED:

Joel Resnick
Katz Randall & Weinberg
333 W. Wacker, Ste. 1800
Chicago, IL 60606

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EXHIBIT A

LEGAL DESCRIPTION

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PARCEL 1:

OF

THAT PART OF LOT 30 LYING WESTERLY ~~ON~~ THE FOLLOWING DESCRIBED LINE:

*EASTERLY

BEGINNING ON THE NORTH LINE OF SAID LOT 30 AT A POINT 50.00 FEET EAST OF THE ~~WESTERLY~~ LINE OF KINGSBURY STREET AS MEASURED ON SAID NORTH LINE; THENCE SOUTHEASTERLY IN A STRAIGHT LINE PARALLEL WITH THE EASTERLY LINE OF KINGSBURY STREET TO A POINT ON SAID LINE WHICH IS 100.00 FEET AND 4-3/4 INCHES FROM THE NORTH LINE OF ONTARIO STREET; THENCE SOUTHEASTERLY ON A CURVED LINE OF A RADIUS 1658.78 FEET CONVEX TO THE EAST, A DISTANCE OF 108.00 FEET AND 10-1/4 INCHES TO A POINT ON THE NORTH LINE OF ONTARIO STREET WHICH IS 65.00 FEET AND 3-3/8 INCHES EAST OF THE EASTERLY LINE OF KINGSBURY STREET AS MEASURED ON SAID NORTH LINE IN YOUNG'S SUBDIVISION IN BLOCK 1 OF THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ERIE STREET AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

P.I.N. NUMBER: 17-09-127-024

Address commonly known as: 480 W. Ontario, Chicago, Il.

Cook County Clerk's Office

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PARCEL 2:

00041854

LOTS 28, 29 AND THAT PART OF LOT 30 IN YOUNG'S SUBDIVISION OF PART OF KINGSBURY TRACT, BEING PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF ONTARIO STREET AT A POINT 65 FEET AND 3 3/8 INCHES EAST OF THE EASTERLY LINE OF KINGSBURY STREET AND RUNNING THENCE EAST ON SAID NORTH LINE OF ONTARIO STREET, 34 FEET AND 8 5/8 INCHES, MORE OR LESS, TO THE WEST LINE OF SAID LOT 29 AFORESAID; THENCE NORTH IN A STRAIGHT LINE AND AT RIGHT ANGLES WITH THE NORTH LINE OF ONTARIO STREET TO THE NORTH LINE OF SAID LOT 30; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 30 TO A POINT WHICH IS 50 FEET EAST OF THE EASTERLY LINE OF KINGSBURY STREET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE PARALLEL WITH THE EASTERLY LINE OF KINGSBURY STREET TO A POINT ON SAID LINE, WHICH IS 100 FEET AND 4 3/4 INCHES FROM THE NORTH LINE OF ONTARIO STREET; THENCE SOUTHEASTERLY ON A CURVED LINE OF A RADIUS OF 1,658.78 FEET CONVEX TO THE EAST, A DISTANCE OF 108 FEET AND 10 1/4 INCHES TO A POINT ON THE NORTH LINE OF ONTARIO STREET, WHICH IS 65 FEET 3 3/8 INCHES EAST OF THE EASTERLY LINE OF KINGSBURY STREET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

00628038

P.I.N. NUMBER: 17-09-127-023

Address commonly known as: 470 W. Ontario, Chicago, IL

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT B

00041854

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 1999 AND SUBSEQUENT YEARS. 00628038
2. EASEMENT IN FAVOR OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY, FOR THE CONSTRUCTION, ERECTION, INSTALLATION, OPERATION AND MAINTENANCE OF ALL TRANSPORTATION SYSTEMS AND EVERY TYPE INCLUDING RAILROAD, ON, OVER AND ACROSS THAT PORTION OF THE PREMISES, BEING 10 FEET ON EITHER SIDE OF THE CENTERLINE OF THE RAILROAD TRACKS, AS RESERVED IN DEED DATED DECEMBER 21, 1987 AND RECORDED DECEMBER 31, 1987 AS DOCUMENT NUMBER 87684321.
3. COVENANT PROHIBITING THE GRANTEE, AND ITS SUCCESSORS OR ASSIGNS, FROM DOING ANY ACT THAT WILL UNREASONABLY IMPEDE THE FLOW OF DRAINAGE WATER OVER THE PROPERTY SO AS TO ADVERSELY AFFECT RAIL OPERATIONS, AS CONTAINED IN DEED DATED DECEMBER 21, 1987 AND RECORDED DECEMBER 31, 1987 AS DOCUMENT NUMBER 87684321.
4. RESERVATION IN FAVOR OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY, OF A ROYALTY INTEREST IN ORES AND MINERALS UNDERLYING THE SURFACE OF THE PROPERTY, AS CONTAINED IN DEED DATED DECEMBER 21, 1987 AND RECORDED DECEMBER 31, 1987 AS DOCUMENT NUMBER 87684321.
5. MATTERS DISCLOSED BY PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN, INC., ORDER NO. 992562, DATED NOVEMBER 1, 1999:
 - (1) ENCROACHMENT OF THE SOUTH FACE OF A GUARD RAIL OVER AND ONTO THE PUBLIC WAY SOUTH AND ADJOINING THE PROPERTY IN QUESTION BY 1.40 TO 1.70 FEET; (AFFECTS PARCEL 1)
 - (2) ENCROACHMENT OF THE SOUTHWESTERLY AND ADJOINING BY APPROXIMATELY 0.57 FEET; (AFFECTS PARCEL 1)

Face of the Guard
Rail over and onto the
public way south westerly

Bd.W.
By [initials]

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

00628038

00041854

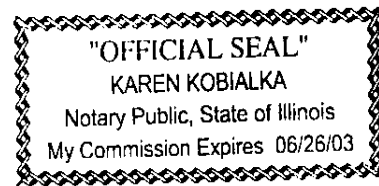
The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that Barry L. Weinstein who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he, signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of January, 2000.

Karen Kobialka
Notary Public

My Commission Expires:

_____, 20____



Property of Cook County Clerk's Office