

UNOFFICIAL COPY

LAND LEASE ASSIGNMENT AND WARRANTY DEED

The Grantor, MANOUCHEHR IMANI AND POURAN IMANI, his wife, whose address is 445 East North Water, Chicago, Illinois 60611 for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys, warrants and assigns to KIKKI KOSWIN, of 436 E. North Water Street, Unit F, Chicago, Illinois, 60611, all Grantor's interest (as better defined below) in and to the Real Estate described as Parcel 1 on the attached Exhibit.

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 Cook County Recorder 47.50



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Grantor's interest in the said real estate consists of ownership of the buildings and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease, executed by The Chicago Dock & Canal Trust, an Illinois business trust, as lessor, and Ogden Partners North, Inc., an Illinois corporation, as lessee, dated January 1, 1996 and recorded May 23, 1996 as document 96392436, and amended by Lease Addendum dated May 12, 1996 and recorded May 23, 1996 as document 96392437, which Addendum substituted Grantor herein, East Water Place, L.P., as lessee, and Second Lease Addendum dated June 11, 1996, and recorded June 19, 1996 as document 96470154, which Lease and Addendums demise the land for a term of years beginning in 1996 and ending December 31, 2004.

Grantor further grants and assigns from its interest in the said Master Lease the easement shown as Parcel 2 on the attached Exhibit.

Grantor further grants to Grantee, their Successors And Assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned declaration.

This Deed is subject to general real estate taxes for the years 1999 and subsequent years, and all rights, easements, restrictions, conditions, covenants, and reservations contained in the aforementioned declarations, the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents this 31st day of August, 2000.

Manouchehr Imani
 Manouchehr Imani

Pouran Imani
 Pouran Imani

City of Chicago Dept. of Revenue
 235061
 09/13/2000 14:57 Batch 03647 74
 Real Estate Transfer Stamp \$8,062.50



EXHIBIT "A": LEGAL DESCRIPTION

BUILDING PARCEL 1:

436-E EAST NORTH WATER STREET: THAT PART OF THE NORTH 15.0 FEET OF THE SOUTH 94.90 FEET LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 505.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER PORTIONS OF THE COMMON AREAS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE EAST WATER PLACE RECORDED NOVEMBER 13, 1996 AS DOCUMENT NUMBER 96865968, IN COOK COUNTY, ILLINOIS.

LAND PARCEL 3:

436-E EAST NORTH WATER STREET: THAT PART OF THE NORTH 15.0 FEET OF THE SOUTH 94.90 FEET LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 505.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS.

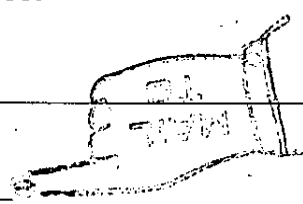
PERMANENT TAX NUMBER: 17-10-221-056-0000

COMMONLY KNOWN AS: 436-F EAST NORTH WATER STREET
CHICAGO, ILLINOIS 60611

Prepared by: Gilda Amini, Esq.
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Chicago, Illinois 60601

Mail To:

William Harrison
5940 W. TOWNSEND
NIRES IL 60714



Subsequent Tax Bills to:

