

UNOFFICIAL COPY

0001001558

0064/0045-45 001 Page 1 of 4  
2000-12-21 09:41:26  
Cook County Recorder 27.00



0001001558

WARRANTY DEED

Above Space For Recorder's Use Only

THE GRANTOR, **TRIANGLE VIEW ASSOCIATES**, an Illinois limited partnership, having an address of c/o Chicago Equity Fund, Inc., One East Superior Street, Suite 604, Chicago, Illinois 60611, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **INVESTMENT MANAGEMENT CORPORATION**, an Illinois not-for-profit corporation, GRANTEE, having an address of c/o Chicago Equity Fund, Inc., One East Superior Street, Suite 604, Chicago, Illinois 60611, all interest in the real estate situated in Cook County, Illinois, legally described on Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

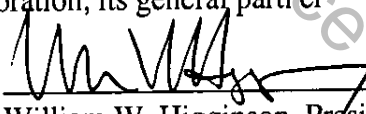
Permanent Real Estate Index Number: 11-30-215-005

Address of Real Estate: 7715-7721 North Hermitage, Chicago, Illinois 60626

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of this 6<sup>th</sup> of December, 2000.

**TRIANGLE VIEW ASSOCIATES**, an Illinois limited partnership

By: Investment Management Corporation, an Illinois not-for-profit corporation, its general partner

By:   
William W. Higginson, President

THIS INSTRUMENT WAS PREPARED BY:

Celeste J. Taylor, Esq.  
Duane, Morris & Heckscher LLP  
227 West Monroe Street, Suite 3400  
Chicago, Illinois 60606

MAIL AFTER RECORDING TO:

Celeste J. Taylor, Esq.  
Duane, Morris & Heckscher LLP  
227 West Monroe Street, Suite 3400  
Chicago, Illinois 60606

Real Estate  
Transfer Stamp  
\$5,373.75



City of Chicago  
Dept. of Revenue  
241662  
12/14/2000 14:17 Batch 01640 20

BOX 333-CTI

78-86-925 DIV. 2 Sault 1

Handwritten mark

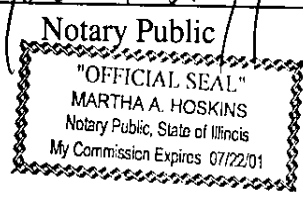
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT William W. Higginson, personally known to me to be the President of Investment Management Corporation, the general partner of Triangle View Associates, an Illinois limited partnership, 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 he signed, sealed, and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, in its capacity as general partner, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of December, 2000.

Commission expires 7/22, 2001

*Martha A. Hoskins*



MAIL TAX BILLS TO:

Investment Management Corporation  
One East Superior Street  
Suite 604  
Chicago, Illinois 60611

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX DEC. 19.00

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00358.25
FP 102802

# 0010000205

STATE OF ILLINOIS

STATE TAX DEC. 19.00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000000202

REAL ESTATE TRANSFER TAX
00716.50
FP 102808

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## EXHIBIT A

### Legal Description

LOTS 8 TO 11 INCLUSIVE IN BLOCK 9 IN GUNDERSON'S NORTH BIRCHWOOD SUBDIVISION OF BLOCKS 4 TO 17 INCLUSIVE IN DAVID P. O'LEARY'S SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-30-215-005

Address of Real Estate: 7715-7721 North Hermitage, Chicago, Illinois 60626

Property of Cook County Clerk's Office

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## EXHIBIT B

### **Title Exceptions**

1. General real estate taxes for 2000 and subsequent years, not yet due and payable.
2. Acts done or suffered by, through or under Purchaser.
3. Perpetual easement for light and passage as shown on Plat recorded as Document No. 7396013, over the North 4 feet of Lot 8.
4. Easement for full and free right to the uninterrupted access and egress and the enjoyment of light and air as created by Grant to Margarite E. Olsen, recorded February 25, 1922 as Document No. 7411709, over and across that portion of the land described as follows: The West 70 fee of the North 4 feet of Lot 8 for the benefit of the owner and occupants of Lot 7.
5. Plat of Survey prepared by Certified Survey Co., Number 991274 dated September 21 2000 reveals the following:

Encroachment fence located mainly on the land onto public property west and adjoining by 1.65 feet.

CHAS1270.1