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2001-03-23 09:10:02

Cook County Recorder

27.50

WARRANTY DEED

and Assignment of Leasehold Estate



This Document Prepared By:

Picklin & Lake
1941 Rohlwing Road
Rolling Meadows, IL 60008

(The Above Space for Recorder's Use Only)

THE GRANTOR, ROBERT J. CURREY AND PAMELA A. CURREY, his wife, of the City of Chicago County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to **THE GRANTEE, PAUL W. HIGGINS AND RITA HIGGINS, husband and wife**, of 724 Hickory Hills Road, Wyckoff, New Jersey, 07481, not as Tenants in Common, not in Joint Tenancy, but as TENANTS BY THE ENTIRETY, all of the Grantor's interest in (as described herein) and to the following described Real Estate situated in the County of Cook, and the State of Illinois, to-wit, as described on Exhibit A, attached hereto and made a part hereof (the "Property").

Grantor's interest in the said real estate consists of ownership of the building and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease Agreement dated January 1, 1996 and recorded May 23, 1996 as Document No. 96392436 and any modifications, amendments and addenda thereto recorded prior to the date hereof, which lease and addendums demise the land for a term of years beginning in 1996 and ending December 31, 2094 (the "Master Lease");

Pursuant to the Assignment of Lot Lease Agreement, between the Grantor and Grantee, dated March 15, 2001, the Grantor further grants and assigns to the Grantees, its rights, title and interest in the Lot Lease Agreement, dated December 20, 1996, and recorded on January 13, 1997 as Document No. 97027171, and any modifications, amendments and addenda thereto recorded prior to the date hereof, which lease and addendums Parcel 1, as described on Exhibit A attached hereto, for a term of year beginning December 27, 1996 and ending December 31, 2094.

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

Grantor further grants to Grantees, their successors and assigns, as rights and easement appurtenant to the Property, the rights and easement for the benefit of the Property as set forth in the Declaration of Easements, Covenants and Reservation for East Water Place recorded November 13, 1996 as Document No. 96865968, any modifications, amendments addenda thereto recorded prior to the date hereof (the "Declaration").


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as tenants in common, nor in joint tenancy, but as Tenants by the Entirety forever.

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 HAR.22.01


REVENUE STAMP

000007974

REAL ESTATE TRANSFER TAX
00600.00
FP326670

STATE TAX

STATE OF ILLINOIS


 HAR.22.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000025347

REAL ESTATE TRANSFER TAX
01200.00
FP326669

City of Chicago
Dept. of Revenue
247320
03/22/2001 13:50 Batch 07241 36

 Real Estate
Transfer Stamp
\$9,000.00

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EXHIBIT A

0010230184

LEGAL DESCRIPTION

of premises commonly known as
408-A EAST NORTH WATER STREET, CHICAGO, ILLINOIS 60611

PARCEL 1:

408-A EAST NORTH WATER STREET: THE WEST 23.73 FEET OF THE NORTH 61.0 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 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 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 EAST WATER PLACE RECORDED NOVEMBER 13, 1996 AS DOCUMENT AS 96865968.

Property Index Number (PIN): 17-10-221-023-0000