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8/17/03 53 001 Page 1 of 6
2001-10-19 10:01:10
Cook County Recorder 31.50

SPECIAL WARRANTY DEED



1 of 2
00-03248

THIS INDENTURE, made this 15th
day of October, 2001, between
Patriot American Hospitality, Inc.,
a Delaware corporation,
party of the first part,
and
1300 North State
Parkway, L.L.C., a Delaware limited
liability company,
c/o Mark Hunt
1300 North State Parkway, L.L.C.
2050 N. Mohawk, #4
Chicago, Illinois 60614,
party of the second part,

Lawyers Title Insurance Corporation

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, TRANSFER, AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lots 5, 6 and 7 in the subdivision of Lot 5 of Sublot 1 of Lot 4 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Together with all and singular the hereditaments, appurtenances, improvements and fixtures thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

ITEMS SET FORTH ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 17-04-218-033; 17-04-218-034
Address of real estate: 1300 North State Parkway, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed by these presents by its Vice President, the day and year first above written.

PATRIOT AMERICAN HOSPITALITY, INC., a
Delaware corporation

By: 
Name: **Mark M. Chloupek**
Title: **Vice President**

This instrument was prepared by Richard P. Bonsignore, Esq., Akin, Gump, Strauss, Hauer & Feld, L.L.P., 1333 New Hampshire Avenue, N.W., Washington, D.C. 20036.

MAIL TO:

Jenner & Block, LLC
One IBM Plaza
Chicago, Illinois 60611
Attn.: Jeffrey L. Richman, Esq.

SEND SUBSEQUENT TAX BILLS TO:

c/o Mark Hunt
1300 North State Parkway, L.L.C.
2050 N. Mohawk, #4
Chicago, Illinois 60614



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STATE OF Texas §
COUNTY OF Dallas §

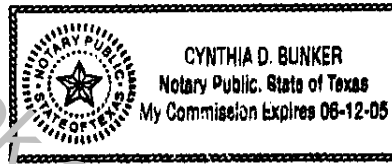
I, Cynthia D Bunker, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark M Chloupek, personally known to me to be the Vice President of Patriot American Hospitality, Inc., a Delaware corporation, and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of October, 2001.

Cynthia D Bunker

Notary Public

My commission expires: 6-12-05



City of Chicago
Dept. of Revenue
263512



Real Estate

Transfer Stamp

\$114,408.75

10/19/2001 09:46 Batch 05364 2

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000065301	REAL ESTATE TRANSFER TAX
	OCT. 19. 01		07627.25
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 000032964	REAL ESTATE TRANSFER TAX
	OCT. 19. 01		15254.50
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

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EXHIBIT A

1. General real estate taxes which are not due and payable as of the date hereof.
2. City of Chicago municipal transfer tax ordinance.
3. Zoning and building ordinances and regulations.
4. Three story brick building located on premises in question encroaches over the lot line in the northeast corner 9.45' West and 0.06' North.
5. Twelve story brick building located on premises in question encroaches over the lot line in the southwest corner by up to 0.02' West for a distance of 4.70'.
6. Main face of twelve story brick building located on premises in question projects over the lot line in the southwest corner 0.18' North and 0.02' West.
7. Overhead stone parapet of twelve story brick building located on premises in question projects over the lot line in the southwest corner 7.50' North and 2.33' West.
8. Parapet of twelve story brick building located on premises in question projects over the lot line along the south side of premises 2.18' South and 2.33' West at roof and continues along entire south side of said twelve story brick building.
9. Parapet of twelve story brick building located on premises in question projects over the lot line in the southeast corner 1.78' East and 2.0' South.
10. Parapet of twelve story brick building located on premises in question projects over the lot line along the southeast side 2.33' East and 3.0' North.
11. Steel and glass canopy on twelve story brick building located on premises in question projects over the lot line along the east side.
12. Parapet of twelve story brick building located on premises in question projects over the lot line along the east side 2.37' East.
13. The Occupancy Agreements set forth on Schedule 1 hereto.
14. Any Building Court action in connection with the violation set forth on Schedule 2 hereto and any subsequent proceedings in connection therewith.

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SCHEDULE 1

Occupancy Agreements

<u>COMPANY NAME</u>	<u>PRODUCT</u>	<u>DATE</u>
Vikkis Salon	Salon	January 1995
Danny's Barber Shop	Barber Shop	1982

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SCHEDULE 2

Violation

Violation and Summons issued by the City of Chicago Department of Buildings dated April 12, 2001, regarding alleged violation(s) of Chicago Municipal Code observed March 28, 2001, for exterior wall.

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