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2000-03-20 09:22:27
Cook County Recorder 27.00

GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 9th day of March,
~~XX~~ 2000, between Alhambra Building Corporation

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Dynaprop XVIII: State Street LLC, an Illinois limited liability company, 611 W. Briar Place, Chicago, IL 60653

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs 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:

Above Space for Recorder's Use Only

LOTS 1 TO 7, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 2 ~~AND~~ 5 AND LYING EAST OF AND ADJOINING LOT 6 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To: Permitted Exceptions Described On The Exhibit Attached Hereto.

Together with all and singular the hereditaments and appurtenances 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 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 heirs and assigns forever.

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 heirs 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 incumbered 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:

Permanent Real Estate Number(s): 17-21-414-001; 002; 003; 004; 005; and 006

Address(es) of real estate: 1900 S. State Street, Chicago, Illinois 60616

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

Alhambra Building Corporation

(Name of Corporation)

By Stephen J. Fitzgerald, President

Attest: _____
Secretary

BOX 333-CTI

This instrument was prepared by Lisa O'Keefe, Biederman & O'Keefe Ltd., 30 N. LaSalle Street, Suite 2050, Chicago, IL 60602 (Name and Address)

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MAIL TO:

LAWLENCE + MORRIS
 (Name)
2835 N. Sheffield #232
 (Address)
CHICAGO IL 60657
 (City, State and Zip)

DYNAPROP XVIII: State Street LLC

SEND SUBSEQUENT TAX BILLS TO:

DYNAPROP Development Corporation,
 MANAGER (Name)
611 W BRIAR PLACE
 (Address)
CHICAGO IL 60657
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, Lisa O'Keefe a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen J. Fitzgerald
 personally known to me to be the President of Alhambra Building Corporation
 a n Illinois corporation, and _____, personally known to me to be the
 _____ Secretary of said corporation, and personally known to me to be the same persons whose
 names ~~are~~ subscribed to the foregoing instrument, appeared before me this day in person, and ~~collectively~~ acknowledged that
 as such _____ President and _____ Secretary they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of Directors of said corporation as ~~their~~ ^{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 9th day of March ~~18~~ 2000.

Lisa O'Keefe
 Notary Public
 Commission expires _____

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City of Chicago
 Dept. of Revenue
 222270
 03/17/2000 11:26 Batch 05027 20

Real Estate
 Transfer Stamp
 \$18,000.00

Box _____

SPECIAL WARRANTY DEED
 Corporation to Individual

TO _____

ADDRESS OF PROPERTY: _____

MAIL TO: _____

GEORGE E. COLESM
 LEGAL FORMS

UNOFFICIAL COPY

PERMITTED EXCEPTIONS

(1900 S. State)

00193468

1. EASEMENT IN FAVOR OF THE WESTERN UNION TELEGRAPH COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED JANUARY 31, 1946 AS DOCUMENT NO. 13709546, AFFECTING THE VACATED ALLEY DESCRIBED IN PARCEL 4.
2. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED MARCH 25, 1946 AS DOCUMENT NO. 13749515, AFFECTING THE VACATED ALLEY DESCRIBED IN PARCEL 4.

NOTE: SAID ESMT WAS RELEASED, CANCELLED AND ABROGATED AS TO THE SOUTH 177.5 FEET THEREOF BY INSTRUMENT RECORDED AUGUST 11, 1958 AS DOCUMENT 17285352,

3. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEY.
4. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.
5. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY MANHOLES AND WALL HYDRANT.
6. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY ADJOINING AS FOLLOWS:

EAST AND ADJOINING BY APPROXIMATELY 1.01 FEET;

SOUTH AND ADJOINING BY APPROXIMATELY 1.01 FEET;

NORTHWESTERLY AND ADJOINING BY APPROXIMATELY 0.31 FEET AT THE 2ND FLOOR LEVEL;

AS SHOWN ON PLAT OF SURVEY NUMBER N-121246 PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED NOVEMBER 10, 1997

7. ENCROACHMENT OF A BAY WINDOW LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 3.8 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER N-121246 PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED NOVEMBER 10, 1997.

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8. ENCROACHMENT OF THE WINDOW SILLS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHWESTERLY AND ADJOINING BY APPROXIMATELY 0.13 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER N-121246 PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED NOVEMBER 10, 1997.
9. REAL ESTATE TAXES NOT YET DUE AND OWING.
10. LEASES TO PAR PACKAGING INC. AND POWELL BOOKSTORE.
11. ACTS OF GRANTEE, ITS AGENTS AND REPRESENTATIVES.

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