

UNOFFICIAL COPY

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2/18/01 16:00 Page 1 of 4
2000-03-21 16:11:30
Cook County Recorder 27.50



Handwritten initials and a circled number 2.

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

SPECIAL WARRANTY DEED IN TRUST

THIS INSTRUMENT, WITNESSETH, THAT THE GRANTOR, 1516 WABASH ASSOCIATES, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois of the County of DuPage, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged pursuant to authority given by the Board of Directors of said corporation, does hereby remise, release, alien and convey unto Chicago Title Land Trust Company, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement dated the February 10, 2000, and known as Trust Number 1108104, the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: General real estate taxes for 1999 and all subsequent years, including taxes which may accrue by reason of new or additional improvements; covenants, conditions, restrictions and easements of record disclosed in Near North National Title Corporation title commitment number N0000103 dated January 14, 2000, and Grant of Easement for Ingress and Egress and Agreement for Maintenance Relating to Parking Area recorded

Commonly Known As: 1512 S. Wabash, Chicago, Illinois

Property Index Number: ~~17-22-106-045 Volume 512~~ 17-22-106-069-0000
17-22-106-070-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal as of the 16th day of March, 2000.

1516 WABASH ASSOCIATES, INC., an Illinois corporation

By: [Signature]
Its: PRESIDENT

N 0000103 Cook Co, Ill

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STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Paul J. Wheeler, personally known to me to be the President of 1516 Wabash Associates, Inc., an Illinois corporation, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered of said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 16th day of March, 2000.

My commission expires:
07/14/03



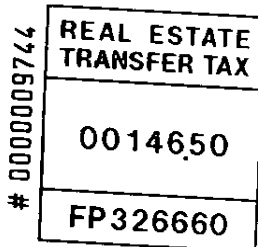
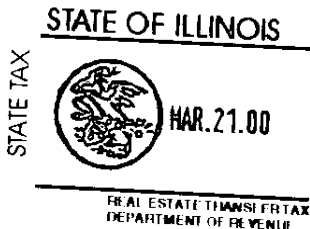
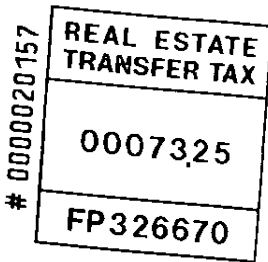
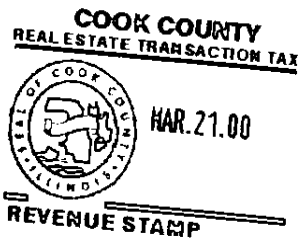
Mary H. Feko

Notary Public

Prepared by: Scott W. Wilton, The Inland Real Estate Group, Inc., 2901 Butterfield Road, Oak Brook, Illinois 60523

Mail to:

BARRY WEISS
19 S. La Salle St - Suite 503
Chicago 60603



Real Estate Transfer Stamp
\$1,098.75
City of Chicago
Dept. of Revenue
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TERMS AND CONDITIONS

Grantee agrees to be responsible for its share [determined by taking the ratio of the Property area being granted to Grantee hereunder (.022 acres) to the area of the entire Commercial Property, including that of Grantee (.0807 acres)], being twenty seven and one quarter percent (27.25%), of the costs attributable to the Commercial Property Owner that are payable to the Residential Association as defined and more fully set forth in Part III of the Declaration of Condominium Ownership for the Landmark Lofts Condominium and Provisions Relating to Certain Non-Condominium Property as recorded in the Cook County Recorder of Deeds as document # 08114042 (the "Declaration"). In the event that Grantee fails to so pay such share to the Residential Association within 60 days of written notice of the amount due, the party who pays such share on Grantee's behalf (being either the Landmark Lofts Condominium Association, or other Commercial Property Owners), shall be entitled to collect such amount from Grantee, including payment of all costs and expenses, including attorneys fees, associated with collecting such amounts from Grantee, such collection costs and expenses being payable whether or not a lawsuit is commenced. Grantee shall also be responsible for interest on such uncollected amounts at a rate of four percent (4%) above the prime rate of interest as set forth in the Wall Street Journal, or other accepted business publication which sets forth a prime rate of interest.

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EXHIBIT A

Legal Description: 1512 Wabash, Chicago, Illinois

THAT PART OF THE EAST 33.50 FEET OF THE SOUTH 28.83 FEET OF THE NORTH 108.05 FEET LYING BELOW A HORIZONTAL PLANE OF 25.19 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL OF 14.39 FEET ABOVE CHICAGO CITY DATUM OF THE FOLLOWING 4 PARCELS TAKEN AS A TRACT:

PARCEL 1:

LOT 6 (EXCEPT THE WEST 10 FEET TAKEN FOR ALLEY) IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 (EXCEPT THE WEST 10 FEET TAKEN FOR ALLEY) IN BLOCK 25 IN THE ASSESSORS DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 8.7 FEET OF LOT 2 (EXCEPT THE WEST 19 FEET THEREOF) AND LOTS 3 AND 4 (EXCEPT THE WEST 19 FEET THEREOF) IN BLOCK 25 IN ASSESSORS DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 1/4 SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 1/2 FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED LAND THE WEST 9 FEET THEREOF) IN CHICAGO, COOK COUNTY, ILLINOIS.

PARKING AREA

PARCEL 3: THE EAST 13.50 FEET OF THE NORTH 27.46 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 1/2 FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES, THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PINS: 17-22-106-070-000
17-22-106-069-000

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