

**SPECIAL
WARRANTY DEED**
Statutory (ILLINOIS)

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2002-03-21 10:15:12
Cook County Recorder 25.00



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THE GRANTOR, 320 ASSOCIATES, L.L.C., an Illinois limited liability company, c/o Premises Management, L.L.C., 300 N Elizabeth Street, Suite 6N, Chicago, Illinois 60607, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to **FULTON/RACINE PROPERTY, LLC**, an Illinois limited liability company, **GRANTEE**, of 1200 West Fulton Street, Chicago, Illinois 60607, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE SOUTH 1/2 OF LOTS 1 AND 2, ALL OF LOT 3 AND THE NORTH 1/2 OF LOT 4 IN BLOCK 10 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 84.50 FEET OF LOT 1 IN BLOCK 3 IN MAGIE AND HIGH'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 320 North Racine, Chicago, Illinois 60607

P.I.N: 17-08-314-003-0000, 17-08-314-006-0000, 17-08-314-007-0000, 17-08-314-008-0000, 17-08-314-009-0000 and 17-08-314-024-0000

SUBJECT ONLY TO THE FOLLOWING: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) special taxes or assessments for improvements not yet completed; (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (f) general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years(s) 2002.

The Grantor warrants to the Grantee that Grantor has not created or permitted to be created any lien, charge or encumbrance against said Real Estate which is not shown among the title exceptions listed above; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against lawful claims of all persons.

BOX 333-CTI

D'Ancona & Pfau, L.L.C.
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60601

1200 West Fulton
Chicago, Illinois 60607

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