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2002-08-13 12:42:46

Cook County Recorder 29.00

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(Above space for Recorder's use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of August 2002, between J.W. BORNHOEFT REALTY COMPANY, 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 (herein called "Grantor") and to COLUMBIA 2640 LLC, an Illinois limited liability company 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, having an office at 210 West 22nd Street, Suite 101, Oak Brook, Illinois 60523, (herein called "Grantee").

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W I T N E S S E T H.

That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does CONVEY unto Grantee, its successors and assigns, FOREVER, the land, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof; subject to the "Permitted Exceptions" set forth in Exhibit "B" attached hereto and forming a part hereof, none of which are reimposed or extended hereby.

The Grantor, for itself, and its successors, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and does

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also hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, to warrant and forever defend such title to the said real estate against all persons lawfully claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President, duly authorized so to do, and attested by its Assistant Secretary, the day and year first above written.

J.W. BORNHOEFT REALTY COMPANY,
a corporation

By: Billie P. Bornhoeft
B. P. Bornhoeft, President

ATTEST:

By: John T. Huntington
John T. Huntington, Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that B. P.. BORNHOEFT, personally known to me to be the President of J.W. BORNHOEFT REALTY COMPANY, a corporation of the State of Illinois, and JOHN T. HUNTINGTON, 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 severally acknowledged that as such and President, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their 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 notarial seal this 6th day of August 2002.

Pamela Ann Ciolkosz
Notary Public

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THIS INSTRUMENT PREPARED BY: John T. Huntington
McBride Baker & Coles
210 West 22nd Street, Suite 101
Oak Brook, Illinois 60523

MAIL SUBSEQUENT TAX BILLS TO: Columbia 2640 LLC
210 West 22nd Street, Suite 101
Oak Brook, Illinois 60523

MAIL THIS INSTRUMENT TO: John T. Huntington
McBride Baker & Coles
210 West 22nd Street, Suite 101
Oak Brook, Illinois 60523

ADDRESS OF PROPERTY: 2640 North Paulina Street
(for information only) Chicago, Illinois 60614

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EXHIBIT "A"

LEGAL DESCRIPTION

The North 275 feet of the South 550 feet of the East 140 feet of Lot or Block 2 in Northwestern Terra Cotta Company's Resubdivision of part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax No.: 14-30-403-053-0000 (Volume 491)
14-30-403-048-0000 (Volume 491)
14-30-403-049-0000 (Volume 491)

Commonly known as: 2640 North Paulina Street
Chicago, Illinois 60614

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- (a) General real estate taxes for the years 2002 and following;
- (b) Special Assessments confirmed after this Agreement date;
- (c) Zoning and building laws and ordinances;
- (d) Acts of the Grantee, and all persons claiming by, through or under the Grantee.

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