

SPECIAL WARRANTY DEED



Prepared by:

Andrew P. Massmann  
Sidley Austin Brown & Wood  
10 South Dearborn Street  
Bank One Plaza  
Chicago, Illinois 60603

After Recording return to:

Daniel A. Luk's  
Krasnow Sanberg Cornblath & Hobbs  
500 North Dearborn Street  
Suite 200  
Chicago, Illinois 60610

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SPECIAL WARRANTY DEED

THIS INDENTURE, executed as of this 20th day of September, 2002, and effective as of the 8th day of October, 2002, between THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, constituted pursuant to a special act of the Illinois legislature ("Grantor") and NORTH/HALSTED, LLC, an Illinois limited liability company, having its principal place of business at 656 West Randolph Street, Suite 400W, Chicago, Illinois 60661 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of which is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois (the "Property"), known and described as follows, to wit:

See Legal Description Attached Hereto as Exhibit A.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at 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 described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors 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

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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 only to:

Easement for public service poles and wires in the vacated public alleys.

Easement reserved in the Ordinance of Vacation passed October 20, 1978, a copy of which was recorded October 31, 1978 as Document 24694813, for the benefit of the Commonwealth Edison Company and the Illinois Bell Telephone Company, their respective successors and assigns.

Terms, provisions, conditions and limitations contained in the Ordinance approving the Redevelopment Plan and Feasibility of Relocation for Slum and Blighted Area Redevelopment Project Clybourn-Ogden, a copy of which was recorded April 9, 1969 as Document 20806066.

Easement in favor of The Commonwealth Edison Company, its successors and assigns, in the Grant recorded June 18, 1980 as Document 25490845.

Covenants, conditions and restrictions contained in Quitclaim Deed from the City of Chicago to the Young Men's Christian Association of Chicago dated May 23, 1979 and recorded on July 6, 1979 as Document No. 25038783.

Real estate taxes and assessments for the year 2001 and subsequent years.

Matters done or suffered by or through the Grantee.

Matters revealed by that certain survey of the Property dated December 8, 2000 prepared by Chicago Guarantee Survey Company and identified as Order No. 0010010.

Current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the Property, and any violation thereof.

By accepting this instrument, the Grantee expressly understands and agrees, anything herein to the contrary notwithstanding, that no individual member of the Grantor, or the Board of Managers or the Board of Trustees of the Grantor or any of their respective officers, officials, representatives or employees shall be personally liable for any of the Grantor's obligations or any undertaking or covenant of Grantor contained in this instrument.

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Exhibit A  
to  
Special Warranty Deed

A TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; BOUNDED ON THE WEST BY THE EAST LINE OF NORTH HALSTED STREET; ON THE NORTH BY THE SOUTH LINE OF WEST NORTH AVENUE; ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF NORTH CLYBOURN AVENUE; ON THE SOUTHEAST BY THE NORTHWESTERLY LINE OF WEST WEED STREET AND ON THE EAST BY THE WEST AND SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO TRANSIT AUTHORITY AND THE CONNECTION OF SAID RIGHT OF WAY LINE ACROSS THE EAST WEST ALLEY SOUTH OF AND PARALLEL TO WEST NORTH AVENUE, SAID TRACT INCLUDES ALL ALLEYS WITHIN ITS BOUNDARIES TOGETHER WITH THE FOLLOWING DESCRIBED LOTS: LOTS 1 THROUGH 6 IN THE SUBDIVISION OF LOT 157 AND LOTS 6 THROUGH 13 (EXCEPT THE EAST 16 FEET OF SAID LOT 6) IN THE SUBDIVISION OF LOT 158, LOT 13 AND LOTS 17 THROUGH 23 IN THE SUBDIVISION OF LOT 156; LOTS 1 AND 2 IN THE SUBDIVISION OF SUB-LOTS 14, 15 AND 16 IN THE SUBDIVISION OF LOT 156; LOT 2 (EXCEPT THAT PART CONVEYED TO THE NORTHWEST ELEVATED RAILROAD BY DEED RECORDED MAY 16, 1913 AS DOCUMENT 5186265) IN THE SUBDIVISION OF LOT 24 IN THE SUBDIVISION OF LOT 156, ALL IN THE SUBDIVISION OF LOTS 156, 157, 158 AND SUB-LOT 8 OF LOT 159 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1863 IN BOOK 162 OF MAPS AT PAGE 11 AS DOCUMENT 70119, (EXCEPT THEREFROM THE NORTH 14 FEET OF THE EAST AND WEST 18 FOOT VACATED ALLEY WHICH ACCRUES TO LOTS 4 AND 5 AND THE EAST 16 FEET OF LOT 6 IN THE SUBDIVISION OF LOT 158, AND THAT PART OF SAID EAST AND WEST 18 FOOT VACATED ALLEY AND THAT PART OF THE 18 FOOT VACATED ALLEY EXTENDING NORTHEASTERLY AND SOUTHWESTERLY WHICH ACCRUES TO THAT PART OF LOT 2 IN THE SUBDIVISION OF LOT 24 IN THE SUBDIVISION OF LOT 156 CONVEYED TO THE NORTH WEST ELEVATED RAILROAD BY DEED RECORDED MAY 16, 1913 AS DOCUMENT 5186265 IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-04-100-001; 002; 003; 004; 005; 013; 014; 015; 016; 017; 018; 021; 022; 023; 024; 027; 028; 032; 033; 034; 035; 036; 037.

Common Address: 755 West North Avenue, Chicago, Illinois.

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