

This Document Prepared By:
Richard L. Williams, Esq.
Rooks, Pitts and Poust
4200 Commerce Court
Suite 300
Lisle, IL 60532



After Recording Return To:
Peter N. Weil
175 Olde Half Day Road
Suite 105
Lincolnshire, IL 60069

Property of Cook County
WARRANTY DEED
and
Assignment of Leasehold Estate

4
S

THE GRANTOR, VIRGINIA S. JAGER, a married woman of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to **JOHN E. WRAY AND CHRISTINE WRAY**, husband and wife (the "Grantees"), of 528 Vernon Drive, S.E., in the City of Cedar Rapids, County of Linn, State of Iowa 52403, not as tenants in common, or joint tenants, but as Tenants by the Entirety with right of survivorship, all of the Grantor's interest in (as described herein) and to the following described real estate situated in the County of Cook and State of Illinois, to wit, as described on EXHIBIT A, attached hereto and made a part hereof (the "Property").

3000.77

JD

Grantor's interest in the said real estate consists of ownership of the building and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease Agreement dated January 1, 1996 and recorded on May 23, 1996 as Document No. 96392436 and any modifications, amendments and addenda thereto recorded prior to the date hereof, which lease and addendums demise the land for a term of years beginning in 1996 and ending December 31, 2094 (the "Master Lease");

CHARGE C.T.I.C. DUFAGE

Pursuant to the Assignment of Lot Lease Agreement, between the Grantor and Grantee, dated March 15, 2000, the Grantor further grants and assigns to the Grantees, its rights, title and interest in the Lot Lease Agreement, dated June 10, 1997, and recorded on June 17, 1997 as Document No. 97432085, and any modifications, amendments and addenda thereto recorder prior to the date hereof, which lease and addendums Parcel 1, as described on Exhibit A attached hereto, for a term of year beginning June 13, 1997 and ending December 31,

~~2021~~
2094

Grantor further grants and assigns from its interest in the Master Lease the easement as Parcel 2 on the attached Exhibit.

Grantor further grants to Grantees, theirs successors and assigns, as rights and easement appurtenant to the Property, the rights and easement for the benefit of the Property as set forth in the Declaration of Easements,

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: 446 East North Water Street: The East 21.0 feet of the West 95.65 feet of the South 70.57 feet of that part lying East of a line drawn perpendicular to the South line thereof through a point therein 368.23 feet East of the Southwest corner thereof of the following described property, taken as a tract: The West 563 feet of Block 6 (excepting the Southerly 6.50 feet thereof) in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as document 87106320, in Cook County, Illinois.

PARCEL 2: Easement for the Benefit of Parcel 1 Aforesaid for Ingress and Egress Over Portions of the Common Areas as Delineated on the Survey Attached to the Declaration of Easements, Restrictions, and Covenants for East Water Place Recorded November 13, 1996 as Document 96865968.

Permanent Real Estate Index Number: 17-10-221-061

Address of Real Estate: 446 East North Water Street, Chicago, Illinois 60611