

# UNOFFICIAL COPY

Mail to: MAVAEEN LYDAN  
3893 W. ADDISON  
CHICAGO, IL 60618



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/08/2003 09:55 AM Pg: 1 of 4

This instrument was prepared by:

Todd A. Bancroft  
Equity Marketing Services  
211 East Ontario  
Suite 500  
Chicago, Illinois 60611

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED from TRANSPORTATION BUILDING LIMITED PARTNERSHIP, a limited partnership created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois (the "Grantor"), to Joseph Bailey Evans, Jr. and Thelma Jean Evans as Trustees of the Joseph Bailey Evans and Thelma Jean Evans Trust (the "Grantee"),

*Handwritten initials: JAE*

*Handwritten date: DID August 31 1999*

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors, heirs and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein (including, but not limited to, easements and rights which may be granted or retained in a Declaration of Easements to be recorded after the date hereof, as contemplated by the Declaration of Condominium). This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium and the Declaration of Easements the same as though the provisions of said Declarations were recited and stipulated at length herein.




Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

### BOX 333-CTI

*Vertical handwritten text on the left margin: 7948454 CTI & ADDISON 101H NO ADJUSTMENT*

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

<p><b>STATE TAX</b></p> <p><b>STATE OF ILLINOIS</b></p>  <p>MAY.-5.03</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	# 0000048793	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></td></tr> <tr><td style="text-align: center;">00210.00</td></tr> <tr><td style="text-align: center;">FP 102808</td></tr> </table>	<b>REAL ESTATE TRANSFER TAX</b>	00210.00	FP 102808
<b>REAL ESTATE TRANSFER TAX</b>					
00210.00					
FP 102808					
<p><b>COUNTY TAX</b></p> <p><b>COOK COUNTY</b></p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>MAY.-5.03</p> <p>REVENUE STAMP</p>	# 0000000932	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></td></tr> <tr><td style="text-align: center;">00105.00</td></tr> <tr><td style="text-align: center;">FP 102802</td></tr> </table>	<b>REAL ESTATE TRANSFER TAX</b>	00105.00	FP 102802
<b>REAL ESTATE TRANSFER TAX</b>					
00105.00					
FP 102802					
<p><b>CITY TAX</b></p> <p><b>CITY OF CHICAGO</b></p>  <p>MAY.-5.03</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	# 0000000932	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></td></tr> <tr><td style="text-align: center;">01575.00</td></tr> <tr><td style="text-align: center;">FP 102805</td></tr> </table>	<b>REAL ESTATE TRANSFER TAX</b>	01575.00	FP 102805
<b>REAL ESTATE TRANSFER TAX</b>					
01575.00					
FP 102805					

# UNOFFICIAL COPY

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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 as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND DEFEND, subject to items specified in paragraph 10 of that certain Condominium Purchase Agreement by and between Grantor and Grantee.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had not right of first refusal or option with respect to the property being transferred pursuant hereto.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of October 1, 2001.

TRANSPORTATION BUILDING LIMITED  
PARTNERSHIP,  
an Illinois limited partnership

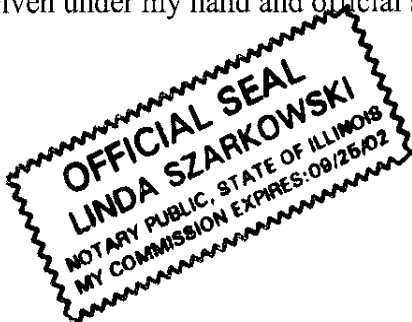
By B.B.E. LIMITED LIABILITY COMPANY, an Illinois limited liability company, a general partner

By: Cheryl Banaroff  
Print Name: Cheryl Banaroff  
Title: A Member

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, Linda Szarkowski, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cheryl Banaroff, personally known to me to be a member of B.B.E. LIMITED LIABILITY COMPANY, an Illinois limited liability company, a general partner of TRANSPORTATION BUILDING LIMITED PARTNERSHIP, an Illinois limited partnership, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such general partner, such person signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1<sup>st</sup> day of October, 2001.



Linda Szarkowski  
Notary Public

Commission expires \_\_\_\_\_

**UNOFFICIAL COPY**

17 16 406 030 1085

EXHIBIT A

UNIT NUMBER 801 IN THE TRANSPORTATION BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 12 BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THAT PART THEREOF TAKEN FOR DEARBORN STREET) IN THE SUBDIVISION OF BLOCKS 125 AND 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.52 FEET NORTH AND 2.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 12 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE NORTH 81.42 FEET; THENCE EAST 20.30 FEET; THENCE SOUTH 6.30 FEET; THENCE EAST 23.18 FEET; THENCE NORTH 13.13 FEET; THENCE WEST 16.10 FEET; THENCE NORTH 42.44 FEET; THENCE EAST 17.83 FEET; THENCE NORTH 15.99 FEET; THENCE EAST 12.22 FEET; THENCE SOUTH 146.67 FEET; THENCE WEST 57.54 FEET WEST TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.88 FEET SOUTH AND 2.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE EAST 57.32 FEET; THENCE SOUTH 130.08 FEET; THENCE WEST 13.14 FEET; THENCE SOUTH 2.20 FEET; THENCE WEST 16.53 FEET; THENCE NORTH 44.98 FEET; THENCE EAST 15.60 FEET; THENCE NORTH 12.82 FEET; THENCE WEST 43.38 FEET; THENCE NORTH 74.50 FEET TO THE POINT OF BEGINNING AND EXCEPT FROM SAID TRACT THE FOLLOWING THREE PARCELS LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +4.10 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.90 FEET CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 34.23 FEET SOUTH AND 2.66 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 29.85 FEET; THENCE SOUTH 27.15 FEET; THENCE EAST 20.85 FEET; THENCE NORTH 27.15 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 176.58 FEET SOUTH AND 16.09 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 13.50 FEET; THENCE SOUTH 14.60 FEET; THENCE EAST 13.50 FEET; THENCE NORTH 14.60 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 206.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THE WEST 2.70 FEET; THENCE NORTH 1.12 FEET; THENCE WEST 11.28 FEET; THENCE SOUTH 15.17 FEET; THENCE EAST 11.28 FEET; THENCE NORTH 1.82 FEET; THENCE EAST 2.70 FEET; THENCE NORTH 12.23 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 96338677 AS AMENDED BY DOCUMENT 97287066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS