

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



0315633150

Eugene "Gene" Moore Fee: \$38.00  
Cook County Recorder of Deeds  
Date: 06/05/2003 09:35 AM Pg: 1 of 8

### SPECIAL WARRANTY DEED

F129221 D2AEM  
1073

THIS INDENTURE, made the 30<sup>th</sup> day of May, 2003, between PATRICIA A. PAYNE, a widow, of 7 Court of Harbor Side, Northbrook, Illinois 60062 and RIDGE-MAIN INVESTMENTS PARTNERSHIP, a partnership created and existing under and by virtue of the laws of the State of Illinois, as tenants in common, each as to their undivided fifty percent (50%) interest (collectively, "Grantor"), party of the first part, and COLE TAYLOR BANK, a National Banking Association, as Trustee under Trust Agreement dated May 5, 2003 and known as Trust Number 03-9768 ("Grantee"), party of the second part,

JMS

WITNESSETH, that the party of the first part, in consideration of Ten and No/100ths dollars, in lawful money of the United States, paid by the party of the second part, and other good and valuable consideration, does hereby grant, bargain, sell, convey and confirm unto the party of the second part and the successors and assigns of the party of the second part forever

ALL that certain plot, piece or parcel of land, lying and being in the County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, for all purposes (the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the servitudes, easements, rights, appurtenances and hereditaments pertaining thereto in anywise belonging, including all of Grantor's right, title and interest in and to alleys, easements and rights-of-way abutting or adjoining the Property and all fixtures owned by Grantor on the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

This deed may be executed in counterparts, and all such counterparts shall constitute one and the same instrument, notwithstanding that all parties are not signatories to the same counterpart.

~~CITY OF EVANSTON~~

~~Real Estate Transfer Tax~~

013212

~~City Clerk's Office~~

BOX 333-CTI

PAID JUN 2 2003 MOUNT \$ 11875.00

Agent CMD

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

Patricia A. Payne  
Patricia A. Payne

**RIDGE-MAIN INVESTMENTS PARTNERSHIP,**  
an Illinois general partnership

By: Mozart Limited Partnership, a Delaware limited partnership, a general partner

By: \_\_\_\_\_

Print Name: Stephen R. Nord

Its: General Partner

By: \_\_\_\_\_

Print Name: Philip G. Nord

Its: General Partner

By: \_\_\_\_\_

Stephen R. Nord, a general partner

By: \_\_\_\_\_


Philip G. Nord, a general partner

MAIL TO:  
c/o Morton C. Kaplan  
33 North LaSalle Street, 34<sup>th</sup> Floor  
Chicago, Illinois 60602

Send Subsequent Tax Bills to:  
c/o Morton C. Kaplan  
33 North LaSalle Street, 34<sup>th</sup> Floor  
Chicago, Illinois 60602

STATE TAX

STATE OF ILLINOIS



JUN -3.03

# 0000050032


REAL ESTATE TRANSFER TAX
02975.00
FP 102808

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN -3.03

# 0000050188

REAL ESTATE TRANSFER TAX
01487.59
FP 102802

REVENUE STAMP

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

\_\_\_\_\_  
**Patricia A. Payne**

**RIDGE-MAIN INVESTMENTS PARTNERSHIP,**  
an Illinois general partnership

By: Mozart Limited Partnership, a Delaware limited partnership, a general partner

By: Stephen R. Nord

Print Name: Stephen R. Nord

Its: General Partner

By: \_\_\_\_\_

Print Name: Philip G. Nord

Its: General Partner

By: 

Stephen R. Nord, a general partner

By: \_\_\_\_\_

Philip G. Nord, a general partner

MAIL TO:  
c/o Morton C. Kaplan  
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Chicago, Illinois 60602

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

\_\_\_\_\_  
**Patricia A. Payne**

**RIDGE-MAIN INVESTMENTS PARTNERSHIP,**  
an Illinois general partnership

By: Mozart Limited Partnership, a Delaware limited partnership, a general partner

By: \_\_\_\_\_

Print Name: Stephen R. Nord

Its: General Partner

By: \_\_\_\_\_

Print Name: Philip G. Nord

Its: General Partner

By: \_\_\_\_\_

Stephen R. Nord, a general partner

By: \_\_\_\_\_

Philip G. Nord, a general partner

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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that Stephen R. Nord, being a general partner of Ridge-Main Investments Partnership, an Illinois general partnership, and being a general partner of Mozart Limited Partnership, a general partner of Ridge-Main Investments Partnership, an Illinois general partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized representative, appeared before me this day in person and acknowledged that he, being duly authorized, signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said companies for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30<sup>th</sup> day of May, 2003.

Jeffrey A. Hughes  
Notary Public

My Commission Expires:

April 01, 2006



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that Philip G. Nord, being a general partner of Ridge-Main Investments Partnership, an Illinois general partnership, and being a general partner of Mozart Limited Partnership, a general partner of Ridge-Main Investments Partnership, an Illinois general partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized representative, appeared before me this day in person and acknowledged that he, being duly authorized, signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said companies for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30<sup>th</sup> day of May, 2003.

Jeffrey A. Hughes  
Notary Public

My Commission Expires:

April 01, 2006

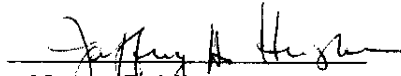


# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County in the State of Illinois, DO HEREBY CERTIFY that Patricia A. Payne, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30<sup>th</sup> day of May, 2003.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

April 01, 2006



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A TO DEED

### Legal Description

LOTS 10 AND 11 IN BLOCK 3 IN ADAMS AND BROWN'S ADDITION TO EVANSTON,  
IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19,  
TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST  
OF RIDGE ROAD, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-19-301-016-0000

Commonly Address: 843-849 Ridge Avenue and 1014-20 Main Street, Evanston, IL

Property of Cook County Clerk's Office

11-19-301-016-0000

# UNOFFICIAL COPY

## EXHIBIT B TO DEED

1. General taxes for the years 2002, 2003 and subsequent years.
2. Existing unrecorded leases as disclosed by rent roll attached to ALTA Statement dated May 30, 2003 and of any person claiming by, through or under the lessees.
3. Terms, powers, provisions and limitations of the trust under which title to the land is held.
4. Building line 17 feet from street line as established by agreement between Thomas McCalle and Jennie Waldman dated January 24, 1914 and recorded January 27, 1914 in Book 12562 Page 612 as Document 5347076.
5. Encroachment of building over the south line of the land by approximately 0.08 of a foot, as disclosed by survey number 03-229 prepared by B. H. Suhr and Company dated April 21, 2003.
6. Encroachment of the concrete wall located mainly on the land along the north line over onto the public way west and adjoining by 0.13 feet as disclosed by survey number 03-229 made by B. H. Suhr & Company, Inc. dated April 21, 2003.
7. Encroachment of the concrete base of the building located mainly on the land over onto the public way east and adjoining by 0.09 feet as disclosed by survey number 03-229 made by B. H. Suhr & Company, Inc. dated April 21, 2003.
8. Encroachment of the chain link fence located mainly on the land south and adjoining over onto the land by 0.63 feet as disclosed by survey number 03-229 made by B. H. Suhr & Company, Inc. dated April 21, 2003.
9. Encroachment of the concrete base of the building located mainly on the land over onto the land south and adjoining by 0.11 feet as disclosed by survey number 03-229 made by B. H. Suhr & Company dated April 21, 2003.
10. Encroachment of the roof overhang located mainly on the land onto the property north and adjoining by an undisclosed amount, as shown on plat of survey number 03-229 prepared by B. H. Suhr & Company, Inc. dated April 21, 2003.
11. Encroachment of the guy anchors located mainly on the land onto the property east and adjoining by an undisclosed amount, as shown on plat of survey number 03-229 prepared by B. H. Suhr & Company, Inc. dated April 21, 2003.