

# UNOFFICIAL COPY



0319135086

Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 07/10/2003 08:10 AM Pg: 1 of 6

## SPECIAL WARRANTY DEED

THE GRANTOR, CHICAGO THEATER RESTORATION ASSOCIATES, an Illinois limited partnership, having its principal place of business at 177 N. State Street, Chicago, Illinois 60601, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS AND WARRANTS, subject to the limitation contained in the last sentence of the last paragraph hereof, to City of Chicago, an Illinois municipal corporation, having its principal office at 121 N. LaSalle St., Chicago, IL 60602, ("Grantee") the following described real estate situated in the County of Cook and State of Illinois, to wit:

### PARCEL 1

The South 60 feet of Lots 1 to 3 and all of Lots 4 to 10 in Block 9 in Fort Dearborn Addition to Chicago, in the Southwest 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

and

### PARCEL 2

Lots 1, 2 and 3 in Block 9 in Fort Dearborn Addition to Chicago (except the South 60 feet of each said lots) in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 17-10-305-001; 17-10-305-002

Address(es) of Real Estate: 175-177 N. State Street, Chicago, Illinois

Subject to those matters described on Exhibit A attached hereto and made a part hereof.

COOK COUNTY RECORDER OF DEEDS

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TO HAVE AND TO HOLD the same, together with all rights and appurtenances to same belonging thereunto, unto the Grantee and Grantee's successors and assigns forever. Grantor hereby covenants that it and its successors and assigns will warrant and defend title to the aforesaid property unto the Grantee, Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor and none other.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its general partner this 23<sup>rd</sup> day of JANUARY, 1995.

CHICAGO THEATER RESTORATION ASSOCIATES  
an Illinois limited partnership

By: CIVIC PRESERVATION FOUNDATION, an  
Illinois not-for-profit corporation,  
its general partner

By: Joseph J. Whelan  
Its \_\_\_\_\_ President

ATTEST: [Signature]  
Its: \_\_\_\_\_ Secretary

Property of Cook County Clerk's Office

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOSEPH J. AHERN personally known to me to be the \_\_\_\_\_ President of the CIVIC PRESERVATION FOUNDATION, an Illinois not-for-profit corporation, as general partner of Chicago Theater Restoration Associates, and DANIEL J. SRODA 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 \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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, as general partner of Chicago Theater Restoration Associates, for the uses and purposes therein set forth.

Given under my hand and official seal this 23<sup>rd</sup> day of JANUARY, 1995.

Dora A. Tyszka  
Notary public

My commission expires \_\_\_\_\_  
DORA A. TYSZKA  
Notary Public, State of Illinois  
My Commission Expires 10/26/96

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

City of Chicago,  
Department of Planning & Development  
121 N. LaSalle Street, Room 1000  
Chicago, Illinois 60602

THIS DOCUMENT WAS PREPARED BY AND  
AFTER RECORDING RETURN TO:

Douglas E. Wambach  
Burke, Warren & MacKay, P.C.  
225 W. Washington Street  
24th Floor  
Chicago, IL 60606

DEW\SDK5456

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
\_\_\_\_\_, SEC. 200.1-2 (B) OR PARAGRAPH  
B, K & M, SEC. 200.1-4 (B) OF THE CHICAGO  
TRANSACTION TAX ORDINANCE.

6/18/03 DWA, its attorney  
DATE BUYER, SELLER OR REPRESENTATIVE

Exempt under provisions of Paragraph 1, Section 4,  
Real Estate Transfer Tax Act.

6/18/03 DWA, its attorney  
Date Buyer, Seller or Representative

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## EXHIBIT A

1. Taxes for the year 1994 and subsequent years and those taxes being paid pursuant to the Plan.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Agreement dated August 1, 1917 and recorded January 3, 1928 as Document 9886665 made by Frederick B. Tuttle and William B. McIlvaine, as Trustee under Trust Agreement with John V. Lemoyne, dated April 20, 1914 relating to a party wall between Lots 10 and 11 in Block 9 aforesaid.
4. Terms, provisions, conditions and limitations of the ordinance designating the Chicago Theater as a Chicago Landmark, a copy of which was recorded February 17, 1983 as Document No. 26510536.
5. Terms, provisions, conditions and limitations of the ordinance recorded September 15, 1980, as Document No. 25583825.
6. Terms, provisions, conditions and limitations of the ordinance designating the Page Brothers Building as a Chicago Landmark, a copy of which was recorded February 17, 1983 as Document No. 26510538.
7. Permit Number 31428 by the City of Chicago for maintaining Theater Marquee over the west line of Parcel 1 onto public sidewalk by approximately 23 feet as set forth in preliminary survey by Chicago Guarantee Survey Company, order number 8505015.
8. Underground facilities of the Commonwealth Edison Company, as disclosed by letter dated August 12, 1985 from the Commonwealth Edison Company.
9. Service pipes of Peoples Gas, Light and Coke Company, as disclosed by letter dated August 5, 1985 from Peoples Gas.
10. Possible easement of the Chicago Freight Tunnels, as disclosed by correspondence dated July 31, 1985 from the Department of Public Works.
11. Possible easement for water mains pursuant to letter dated September 27, 1985 from the Department of Water.

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12. Facade easement granted by LaSalle National Bank, under Trust Agreement dated September 1, 1985 and known as Trust Number 110441, to Landmarks Preservation Council of Illinois, recorded October 30, 1985 as Document No. 85260335.
13. Redevelopment Agreement dated October 24, 1985 and recorded October 30, 1985 as Document Number 85260334, by and between the City of Chicago and Chicago Theater Restoration Associates.
14. Encroachments as disclosed by and as set forth on plat of survey by Chicago Guarantee Survey Company, Order Number 8508015, dated October 25, 1985, as follows:
  - (A) Coping at roof of building on Parcel 2 is 3.22 feet west at the southwest corner on State Street.
  - (B) Coping at roof of building on Parcel 1 is 1.35 feet west at the northwest corner on State Street.
  - (C) Coping at southwest corner of Parcel 1 is 1.20 feet west and 1.66 feet south.
  - (D) Canopy over the south line of parcel 1 by 5.17 feet.
  - (E) Coping over the north line of Parcel 2 by an amount varying from 2.88 feet to 2.97 feet.
  - (F) Canopy over the north line of Parcel 1 by 16.03 feet.
15. Amended and Restated Mortgage, Security Agreement and Assignment of Rents dated \_\_\_\_\_, 1995, and recorded \_\_\_\_\_, 1995, as Document No. \_\_\_\_\_.

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## STATEMENT BY GRANTOR AND GRANTEE

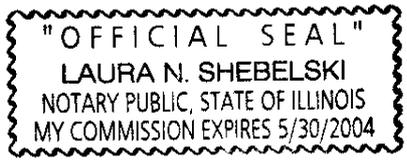
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/18/03

Signature *Vicki L. Caputo*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID *Vicki L. Caputo*  
THIS 18<sup>th</sup> DAY OF June  
19 2003

NOTARY PUBLIC *Laura N. Shebeliski*



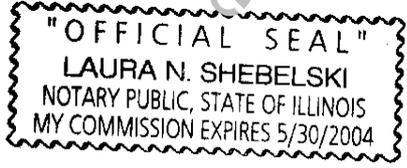
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 6/18/03

Signature *Vicki L. Caputo*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID *Vicki L. Caputo*  
THIS 18<sup>th</sup> DAY OF June  
19 2003

NOTARY PUBLIC *Laura N. Shebeliski*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]